

PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

www.plymouthdeeds.org

JOHN R. BUCKLEY, JR., Esquire
REGISTER

MICHAEL P. HOLDEN, Esquire
ASSISTANT REGISTER

MARILYN L. MARVILL
CHIEF EXECUTIVE ASSISTANT

JOHN ZIGOURAS II
DIRECTOR OF OPERATIONS

For more information, please contact Lorna Green-Baker at Register Buckley's office (508) 830-9298

JOHN R. BUCKLEY, JR., REGISTER OF DEEDS PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR JANUARY 2010

PLYMOUTH COUNTY REAL ESTATE MARKET HITS TYPICAL JANUARY CHILL; SPIKE SEEN IN FORECLOSURE ACTIVITY

After an encouraging close to 2009, the Plymouth County real estate market took its typical January respite, with the number of sales and refinances declining from recent months. Plymouth County Register of Deeds John R. Buckley, Jr. reported, "we normally see less volume in the first few months of the year, with numbers increasing in the spring and peaking in the summer months."

Plymouth County recorded 475 deeds in January, down from 663 in December. "December was a very strong month in terms of the number of sales," Buckley explained, "but January's volume is about what we would normally expect to see." In fact, Plymouth County recorded 452 deeds in January of 2009, 5% fewer than the 475 that were recorded last month.

Buckley also reported an upward trend in the average Plymouth County sale price. In January of 2009, the average sale price was \$255,545. That number climbed steadily through the course of the year, ending with a twelve-month average of \$294,865. The upward trend continued last month, with an average sale price for January of \$299,782.

Refinance activity slowed in January. Plymouth County recorded 1,564 mortgages, down from a five-month high of 2,001 recorded in December. "That's a pretty quiet start to the year," noted Buckley. "Even when you consider the fact that it is January, that represents a 10% decline from the 1,747 mortgages recorded during the same period in 2009."

Foreclosure activity showed no signs of abating in January, with the recording of 114 foreclosure deeds and 344 notices to initiate new foreclosures. "The number of foreclosure notices is the greatest concern," Buckley observed. "That figure is the largest number of notices we have seen since we began to closely monitor these trends several years ago. By way of comparison, Plymouth County recorded 72 foreclosure notices."

While a relatively large number, the 114 foreclosure deeds recorded in January do not represent the same spike Plymouth County has seen in the recording of foreclosure notices. "The volume of foreclosure deeds is certainly higher than most months over the past year, but as compared to last January, it is a more modest 13% increase," explained Buckley. "We have to keep in mind that we are looking at one month's data that is not consistent with numbers we have seen in the most recent months. We will have to wait and review more data before we can determine whether this indicates any sort of trend."

If you would like to receive a copy of our monthly report by e-mail, please contact Assistant Register of Deeds Michael P. Holden at holden@plymouthdeeds.org.

REAL ESTATE ACTIVITY FOR JANUARY 2010 AS COMPARED TO THE SAME PERIOD IN 2009

All figures are based on sales or mortgages between \$25,000.00 and \$3,000,000.

2010 sales volume: 475

2009 sales volume: 452

(5% increase)

2010 total sales value: \$142,396,531

2009 total sales value: \$115,506,446

(23% increase)

2010 average sales price: \$299,782

2009 average sales price: \$255,545

(17% increase)

2010 mortgage volume: 1,564

2009 mortgage volume: 1,747

(10% decrease)

2010 average mortgage amount: \$244,784

2009 average mortgage amount: \$252,653

(3% decrease)

2010 foreclosure deeds: 114

2009 foreclosure deeds: 101

(13% increase)

2010 foreclosure notices: 344

2009 foreclosure notices: 72

(378% increase)