

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 2011

REFINANCE ACTIVITY REMAINS HIGH; SALES IN WINTER DECLINE

Apparently, not everyone in Plymouth County spent most of January waiting at home for the latest snowstorm to pass. For the sixth consecutive month, more than 2,000 people recorded a new mortgage with the Plymouth County Registry of Deeds. As Register of Deeds John R. Buckley, Jr. reported, the recent trend is largely fueled by favorable interest rates, which should also help sales volume climb in the spring.

“We typically see things slowing down through the winter,” noted Buckley, “but our mortgage numbers have been very encouraging since last August.” By way of comparison, the 2,089 Plymouth County mortgages recorded last month represents a 34% increase over the 1,558 recorded in January of 2010. “Rates remain very attractive,” Buckley explained. “If that continues, the trend of increased volume should continue as well.”

At the same time, the number of Plymouth County sales slipped for the first month of 2011. The Registry of Deeds recorded 431 deeds in January, compared to 475 in January of 2010. “We need to keep in mind that we are looking at one month,” Buckley cautioned. “Plymouth County ended 2010 with a 4% increase in sales volume over 2009. “While I would expect that we continue to see a quieter sales market through the rest of the winter, the more long-term trend of increased sales should continue, provided rates remain this favorable.”

Plymouth County has also seen a lull in foreclosure activity in recent months. By way of example, the Registry of Deeds recorded 120 foreclosure deeds in January of 2010. Last month, that number was cut in half, with 60 foreclosure deeds being filed. The number of notices initiating new foreclosures also fell dramatically. Plymouth County recorded 343 foreclosure notices in January of 2010. Last month, that number fell to 84. “We saw a 76% decline in the number of new foreclosures coming to our counters, but we need to try to keep that in perspective,” Buckley explained. “Between a very significant court decision relating to procedural requirements, statutory changes and other delays - some of which are self-imposed by a number of lenders - what we are seeing we may simply be a delay in foreclosures rather than an overall decline.”

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 THROUGH JANUARY 2011
COMPARED TO THE SAME PERIOD IN 2010

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

2011 sales volume: 431
2010 sales volume: 475
(9% decrease)

2011 total sales value: \$132,773,038
2010 total sales value: \$143,708,382
(8% decrease)

2011 average sales price: \$308,058
2010 average sales price: \$302,543
(2% increase)

2011 mortgage volume: 2,089
2010 mortgage volume: 1,558
(34% increase)

2011 average mortgage amount: \$258,536
2010 average mortgage amount: \$245,292
(5% increase)

2011 foreclosure deeds: 60
2010 foreclosure deeds: 120
(50% decrease)

2011 foreclosure notices: 84
2010 foreclosure notices: 343
(76% decrease)

Foreclosures and Orders of Notice by Town January 2011

Town	Foreclosure Deeds	Order of Notices
ABINGTON	1	2
BRIDGEWATER	3	4
BROCKTON	15	24
CARVER	1	3
DUXBURY	0	0
EAST BRIDGEWATER	1	2
HALIFAX	3	3
HANOVER	1	1
HANSON	2	2
HINGHAM	0	1
HULL	3	6
KINGSTON	1	2
LAKEVILLE	0	3
MARION	1	2
MARSHFIELD	4	5
MATTAPOISETT	0	0
MIDDLEBORO	2	0
NORWELL	1	0
PEMBROKE	1	1
PLYMOUTH	11	13
PLYMPTON	1	0
ROCHESTER	0	0
ROCKLAND	2	1
SCITUATE	1	4
WAREHAM	5	2
WEST BRIDGEWATER	0	0
WHITMAN	0	3