

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR JANUARY 2012

TYPICAL START TO YEAR FOR PLYMOUTH COUNTY REAL ESTATE

With sales volume relatively modest and refinances continuing at a steady pace, January was a fairly typical mid-winter month for real estate activity, reported Plymouth County Register of Deeds John R. Buckley, Jr.

Plymouth County recorded 1,940 mortgages in January, down from 2,373 in December. As interest rates continue to decline, refinance activity is expected to increase. The Associated Press reported on February 2nd that mortgage rates had reached an unprecedented low – for the ninth time in the past year. Freddie Mac reported an average 30-year fixed mortgage rate of 3.87 and an average 15-year mortgage rate of 3.14. “We typically don’t see the impact of increased mortgage activity for a couple of months,” Buckley explained. “If lenders are taking in more applications now, that wouldn’t be reflected at the Registry until after the loan is processed and closed in the weeks or even months ahead.”

With 454 deeds recorded in January, Plymouth County sales volume was fairly typical for the mid-winter months. “We recorded 669 deeds in December, but it is not uncommon to see a bit of a spike in volume at the end of the year,” Buckley said. “Comparing apples to apples, we saw a 5% increase in volume in comparison to the 431 deeds that were recorded in January of 2010.”

Foreclosure activity also remains steady. Plymouth County recorded 78 foreclosure deeds in January. Buckley described that number as consistent with monthly volume over the previous four months, ranging between 74 and 88 foreclosure deeds per month.

Foreclosure notices, the first document to reach the Registry in the foreclosure process, continue to reach the Registry at a steady pace. Buckley reported recording 154 foreclosure notices in January, up from 138 in December. “We had a small dip in the number of foreclosure notices in December, he noted. “We recorded 172 notices in November and 191 in October. Last month’s volume is not insignificant, but it is in line with what we’ve been seeing over the last year.” At the same time, the 138 notices recorded in January of this year represents an 83% increase over the 84 notices recorded in January of 2011. “Tracking foreclosure activity remains important to our communities as many national lenders may be getting more aggressive,” Buckley explained.

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 2012
COMPARED TO THE SAME PERIOD IN 2011

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

2012 sales volume: 454

2011 sales volume: 431

(5% increase)

2012 total sales value: \$129,849,201

2011 total sales value: \$132,773,038

(2% decrease)

2012 average sales price: \$286,011

2011 average sales price: \$308,058

(7% decrease)

2012 mortgage volume: 1,940

2011 mortgage volume: 2,089

(7% decrease)

2012 average mortgage amount: \$239,968

2011 average mortgage amount: \$258,537

(7% decrease)

2012 foreclosure deeds: 60

2011 foreclosure deeds: 78

(30% increase)

2012 foreclosure notices: 154

2011 foreclosure notices: 84

(83% increase)

Foreclosures and Orders of Notice by Town January, 2012

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	3
BRIDGEWATER	2	3
BROCKTON	20	44
CARVER	1	4
DUXBURY	0	2
EAST BRIDGEWATER	3	3
HALIFAX	1	4
HANOVER	1	3
HANSON	1	3
HINGHAM	1	3
HULL	3	1
KINGSTON	5	4
LAKEVILLE	4	4
MARION	0	1
MARSHFIELD	3	2
MATTAPOISETT	1	0
MIDDLEBORO	6	7
NORWELL	2	2
PEMBROKE	2	5
PLYMOUTH	9	25
PLYMPTON	0	5
ROCHESTER	2	3
ROCKLAND	2	4
SCITUATE	1	6
WAREHAM	4	8
WEST BRIDGEWATER	1	1
WHITMAN	1	4