

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS  
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR JANUARY 2013

## GOOD START TO YEAR FOR PLYMOUTH COUNTY REAL ESTATE

With sales volume better than last year at this time, January showed a healthy start for real estate activity, reported Plymouth County Register of Deeds John R. Buckley, Jr. With 492 deeds recorded in January, Plymouth County sales volume was fairly typical for the mid-winter months. "We recorded 749 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 about a 7% increase in volume in comparison to the 454 deeds that were recorded in January of 2012."

Plymouth County recorded 2,367 mortgages in January, up 22% from the 1,940 mortgages recorded in January, 2012. As interest rates remain low, refinance activity is expected to maintain its popularity. The Associated Press recently reported an average 30-year fixed mortgage rate of 3.53 percent and an average 15-year mortgage rate of 2.81. These rates have climbed slightly, but remain near historic lows. The appeal was evident here in Plymouth County in 2012. In 2012, Plymouth County recorded 32% more mortgages than in 2011.

Foreclosure activity was mixed. Plymouth County recorded 38 foreclosure deeds in January. Buckley described that number as consistent with monthly volume over the previous three months, ranging between 34 and 47 foreclosure deeds per month. Those filings are 51% below the 78 foreclosure deeds recorded in January, 2012.

Foreclosure notices, the first document to reach the Registry in the foreclosure process, continue to reach the Registry at a steady pace. Buckley expressed concern regarding the recording of 270 foreclosure notices in January, following the 245 home foreclosure notices reported in December. "We will monitor this to see if this increase levels off." The 270 foreclosure notices recorded in January of this year represents a 75% increase over the 154 foreclosure notices recorded in January, 2012. "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 Timothy H. White at [white@plymouthdeeds.org](mailto:white@plymouthdeeds.org).

REAL ESTATE ACTIVITY FOR JANUARY 2013  
COMPARED TO THE SAME PERIOD IN 2012

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

2013 sales volume: 492

2012 sales volume: 454

(8% increase)

2013 total sales value: \$141,124,253

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

(9% increase)

2013 average sales price: \$286,838

2012 average sales price: \$286,011

(0% increase)

2013 mortgage volume: 2,367

2012 mortgage volume: 1,940

(22% increase)

2013 average mortgage amount: \$246,416

2012 average mortgage amount: \$239,968

(3% increase)

2013 foreclosure deeds: 38

2012 foreclosure deeds: 78

(51% decrease)

2013 foreclosure notices: 270

2012 foreclosure notices: 154

(75% increase)

# Foreclosures and Orders of Notice by Town January 2013

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Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	5
BRIDGEWATER	1	8
BROCKTON	15	65
CARVER	0	10
DUXBURY	1	4
EAST BRIDGEWATER	0	9
HALIFAX	0	2
HANOVER	0	3
HANSON	1	6
HINGHAM	0	3
HULL	0	9
KINGSTON	1	5
LAKEVILLE	0	4
MARION	0	4
MARSHFIELD	1	15
MATTAPOISETT	0	6
MIDDLEBORO	1	17
NORWELL	0	1
PEMBROKE	2	5
PLYMOUTH	9	49
PLYMPTON	0	2
ROCHESTER	2	0
ROCKLAND	1	9
SCITUATE	1	5
WAREHAM	1	14
WEST BRIDGEWATER	0	1
WHITMAN	0	9