

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES VOLUME AND REFINANCE ACTIVITY ON THE RISE

Plymouth County enjoyed another month of robust real estate activity, with a spike in refinances and continued growth in sales, reported Register of Deeds John R. Buckley, Jr.

The Registry of Deeds recorded 782 deeds in July, bringing the 2012 total to 4,641. "Last year at this time, we had recorded 3,925 deeds," Buckley reported. "We've seen an 18% increase in volume over 2011 through the first seven months of the year."

Prices have remained relatively steady. The year-to-date average sale price was reported at \$306,673, down 1% from the average of \$310,590 reported at the seven-month mark in 2011. "We haven't seen the dramatic decline in sale prices that other parts of the country have experienced," Buckley noted. "While there's a fair amount of fluctuation in the average price from month to month, it has remained relatively steady when comparing where we are now to where we were this time last year."

Plymouth County has seen a significant jump in refinance activity. The Registry of Deeds recorded 2,494 mortgages in July, bringing the year-to-date total to 15,569. During the same seven-month period in 2011, Plymouth County had recorded 11,101 mortgages. "We are seeing a 40% increase in mortgage volume," Buckley noted. "Borrowers are taking advantage of interest rates that were unimaginable just a short time ago."

The Registry of Deeds recorded 88 foreclosure deeds in July, down from 95 in June and 110 in May. Through the first seven months of the year, Plymouth County recorded 666 foreclosure deeds, representing a 24% increase over the 539 that were recorded at the seven-month mark in 2011. "We are clearly seeing more foreclosure sales in 2012 than we saw in 2011," Buckley observed, "but the extent of that increase has been declining steadily over the past several months." Through January and February of this year, Plymouth County saw a 43% increase in foreclosure deeds over 2011. That number fell to 38% for the quarter, 25% for the first half of the year and 24% through the first seven months. "We are not looking at a steep decline in the pace of foreclosures,"

Buckley explained, “but it does appear that at least for now it is trending in the right direction.”

Plymouth County also recorded 195 notices initiating new foreclosures in July, bringing the total for the year to 1,176. While that figure represents an increase of 2% over the 1,152 notices recorded during the same period in 2011, Buckley again points to a positive trend over the past several months. “Through the first two months of this year, we saw a 78% increase in the number of new foreclosure filings. By the end of the quarter, that number had fallen to 51% and by the end of May it was in single digits, at 6%. We are now at 2%. It’s an increase, to be sure, but it is not the sort of spike we saw in the early part of the year.”

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 JULY 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: 4,641

2011 sales volume: 3,927

(18% increase)

2012 total sales value: \$1,423,269,986

2011 total sales value: \$1, 219,687,409

(17% increase)

2012 average sales price: \$306,673

2011 average sales price: \$310,590

(1% decrease)

2012 mortgage volume: 15,569

2011 mortgage volume: 11,101

(40% increase)

2012 average mortgage amount: \$245,798

2011 average mortgage amount: \$247,278

(1% decrease)

2012 foreclosure deeds: 666

2011 foreclosure deeds: 539

(24% increase)

2012 foreclosure notices: 1,176

2011 foreclosure notices: 1,152

(2% increase)

Foreclosures and Orders of Notice by Town July 2012

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	3	7
BRIDGEWATER	0	6
BROCKTON	31	54
CARVER	1	9
DUXBURY	1	2
EAST BRIDGEWATER	5	6
HALIFAX	3	2
HANOVER	2	2
HANSON	3	5
HINGHAM	1	3
HULL	2	4
KINGSTON	0	2
LAKEVILLE	0	5
MARION	0	8
MARSHFIELD	3	10
MATTAPOISETT	0	1
MIDDLEBORO	5	7
NORWELL	0	2
PEMBROKE	2	6
PLYMOUTH	11	26
PLYMPTON	1	1
ROCHESTER	2	1
ROCKLAND	3	8
SCITUATE	4	1
WAREHAM	5	15
WEST BRIDGEWATER	1	4
WHITMAN	2	5