

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## PLYMOUTH COUNTY SEES A STRONG MARKET IN FIRST HALF OF 2012

With a full six months of data to consider, Plymouth County Register of Deeds John R. Buckley, Jr. described the first half of 2012 as very encouraging for consumers and real estate professionals.

Plymouth County recorded 847 deeds in June, bringing the 2012 total to 3,859. "We haven't seen that many sales in a single month for two years," Buckley explained. "More importantly, we are not simply looking at growth over a single month or two, we are looking at the entire first half of the year – and we have seen an 18% increase over the 3,284 sales we recorded during that same period in 2011."

Refinance activity has also risen sharply in the first half of the year. The Registry of Deeds recorded 2,254 mortgages in June, marking the fourth time this year that more than 2,200 mortgages were recorded in a single month. "We didn't see 2,200 or more mortgages recorded in any single month during the first half of 2011," Buckley noted. "We recorded 13,075 mortgages in the first half of this year. That's a 35% jump over the 9,669 mortgages we had recorded at this point in 2011."

Buckley also noted positive signs in foreclosure activity during the first half of 2012. Plymouth County recorded 981 notices initiating new foreclosures through the end of June, which represents a 2% decline from the 1,000 notices recorded at the same point in 2011. "It isn't a dramatic decline," Buckley noted, "but it is a decline over an extended period, as opposed to trying to glean some sort of significance from a spike or a dip seen in a single month or two-month period." The decline in foreclosure notices could not have been anticipated earlier in the year. "We started the year with an 83% increase in foreclosure notices comparing January 2012 to January 2011," Buckley explained. "To see that number fall to a 2% decline for the first half of the year is extremely positive."

At the same time, foreclosure sales continue at an accelerated pace. Plymouth County recorded 578 foreclosure deeds over the course of the first six months of this year, up 25% from the 462 foreclosure deeds recorded during the same period in 2011. "That is a difficult statistic to analyze," Buckley explained. "On the one hand, in order for

the market to fully recover, the properties going through the foreclosure process need to be sold to private owners who can call them home. At the same time, each of those sales represents an individual or family who found themselves on the wrong end of this process.”

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](mailto:holden@plymouthdeeds.org).

### REAL ESTATE ACTIVITY THROUGH JUNE 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: 3,859  
2011 sales volume: 3,284  
(18% increase)

2012 total sales value: \$1,162,848,575  
2011 total sales value: \$1,000,080,515  
(16% increase)

2012 average sales price: \$301,334  
2011 average sales price: \$304,531  
(1% decrease)

2012 mortgage volume: 13,075  
2011 mortgage volume: 9,669  
(35% increase)

2012 average mortgage amount: \$244,501  
2011 average mortgage amount: \$246,748  
(1% decrease)

2012 foreclosure deeds: 578  
2011 foreclosure deeds: 462  
(25% increase)

2012 foreclosure notices: 981  
2011 foreclosure notices: 1,000  
( 2% decrease)

# Foreclosures and Orders of Notice by Town June 2012

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Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	4
BRIDGEWATER	3	3
BROCKTON	29	32
CARVER	3	7
DUXBURY	0	2
EAST BRIDGEWATER	3	3
HALIFAX	2	4
HANOVER	0	1
HANSON	3	3
HINGHAM	1	3
HULL	1	6
KINGSTON	3	2
LAKEVILLE	2	2
MARION	0	1
MARSHFIELD	3	7
MATTAPOISETT	0	0
MIDDLEBORO	4	8
NORWELL	0	0
PEMBROKE	4	5
PLYMOUTH	14	19
PLYMPTON	1	0
ROCHESTER	1	1
ROCKLAND	2	2
SCITUATE	0	1
WAREHAM	11	6
WEST BRIDGEWATER	0	1
WHITMAN	2	5