

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

PLYMOUTH COUNTY SEES A STRONG MARKET IN FIRST HALF OF 2013

The end of the fiscal year and the first half of 2013 extended into overtime as the final day of June was very busy at both the Plymouth Registry and at the branch offices in Brockton and especially in Rockland. On June 30th the recorders in all of the branches stayed late to get all of the transactions on record. There were 900 documents recorded on that day alone. Plymouth County Register of Deeds John R. Buckley, Jr. described the first half of 2013 as very encouraging for consumers and real estate professionals.

Plymouth County recorded 900 deeds in June, bringing the 2013 total year to date to 3,785. "We haven't seen that many sales in a single month for two years. More importantly, we are not simply looking at growth over a single month or two, as sales have remained strong now for the past two years," Buckley explained.

Refinance activity has also remained robust the first half of 2013. The Registry of Deeds recorded 2,304 mortgages in June, marking the fourth time this year that more than 2,200 mortgages were recorded in a single month. This more than matches the 2012 mortgage transactions to date. "During the first half of 2012, we recorded 13,075 mortgages and for the same period in 2013, we have recorded 13,407 mortgages. These equally strong and now long term numbers support the theory held by many in the industry that the market has been recovering," added Buckley. Interest rates have been on the rise lately, though the impact of that has yet to be seen.

The foreclosure activity during the first half of 2013 continues to provide good news for consumers and for the local communities. Plymouth County recorded 658 notices initiating new foreclosures through the end of June, which represents a 33% decline from the 981 notices recorded at the same point in 2012. Mr. Buckley noted that "the continuing decline in foreclosure notices over the first half of the year in Plymouth County bodes well for the region." The recovering housing market, the banks' apparent willingness to allow for loan modifications or short sales, and legislation that was approved on Beacon Hill last year changing the foreclosure rules all have contributed to the solid numbers we have seen thus far in 2013.

The foreclosure sales numbers further corroborate the thinking that the market is moving in the right direction. Plymouth County recorded 202 foreclosure deeds over the course of the first six months of this year, down 65% from the 578 foreclosure deeds recorded during the same period in 2012. "That is another positive sign for Plymouth County in 2013," concluded the Register.

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.

REAL ESTATE ACTIVITY THROUGH JUNE 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: 3,785

2012 sales volume: 3,859

(2% decrease)

2013 total sales value: \$1,206,822,150

2012 total sales value: \$1,162,848,575

(4% increase)

2013 average sales price: \$318,843

2012 average sales price: \$301,334

(6% increase)

2013 mortgage volume: 13,407

2012 mortgage volume: 13,075

(3% increase)

2013 average mortgage amount: \$249,977

2012 average mortgage amount: \$244,501

(2% increase)

2013 foreclosure deeds: 202

2012 foreclosure deeds: 578

(65% decrease)

2013 foreclosure notices: 658

2012 foreclosure notices: 981

(33% decrease)

Foreclosures and Orders of Notice by Town June 2013

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	0
BRIDGEWATER	5	1
BROCKTON	13	18
CARVER	2	2
DUXBURY	0	2
EAST BRIDGEWATER	2	1
HALIFAX	0	2
HANOVER	0	0
HANSON	1	0
HINGHAM	0	1
HULL	0	2
KINGSTON	1	0
LAKEVILLE	1	0
MARION	0	0
MARSHFIELD	1	0
MATTAPOISETT	1	0
MIDDLEBORO	2	4
NORWELL	1	0
PEMBROKE	2	4
PLYMOUTH	9	8
PLYMPTON	0	1
ROCHESTER	1	0
ROCKLAND	1	1
SCITUATE	0	0
WAREHAM	4	2
WEST BRIDGEWATER	0	0
WHITMAN	3	1