

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR MARCH 2010

PLYMOUTH COUNTY SEES GROWTH IN SALES, DECLINE IN REFINANCE ACTIVITY AND SPIKE IN FORECLOSURES

The increased pace of Plymouth County's real estate sales appears to be one of the more positive trends in the first quarter of 2010, as refinance activity slowed and foreclosure activity peaked, according to Plymouth County Register of Deeds John R. Buckley, Jr.

Plymouth County recorded 610 deeds in March, representing a 21% increase over the 503 deeds recorded in March of 2009. With 1,554 sales recorded through the first quarter of 2010, the Registry has seen a 17% increase over the 1,330 sales recorded in the first quarter of 2009. The average Plymouth County sale price also climbed through the first quarter of 2010. At \$291,116, the average sale price rose 10% from the \$263,738 average through the first quarter last year.

While sales appear to be strengthening in Plymouth County, refinances have fallen dramatically. Plymouth County recorded 2,601 mortgages in March of 2009. That number fell to 38% to 1,618 in March of this year. "More significantly," Buckley pointed out, "this is a trend that we have seen throughout the first quarter." The 4,522 mortgages recorded over first three months of 2010 represents a 32% decline from the 6,690 mortgages recorded in the first quarter of 2009.

The trend that demands the greatest attention, according to Buckley, is the growth in foreclosure filings. Plymouth County recorded 145 foreclosure deeds in March, the largest volume it has seen in well over a year. Through the first quarter of 2010, the Registry of Deeds recorded 363 foreclosure deeds, 28% more than the 284 they recorded in the first quarter of 2009.

Buckley does not foresee a change in that trend any time soon. "We recorded more notices initiating new foreclosures last month than we recorded in the entire first quarter of last year," Buckley reported. Plymouth County recorded 317 foreclosure notices in March, bringing the total for the quarter to 958. In the first quarter of 2009, Plymouth County recorded 237. "That translates to an increase of more than 300% in the first quarter," Buckley explained. "This remains a significant issue throughout the Commonwealth, and for

that matter, the country. We need to stay focused and involved in attempting to turn this trend around.”

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 MARCH 2010
AS COMPARED TO THE SAME PERIOD IN 2009**

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

2010 sales volume: 1,554
2009 sales volume: 1,330
(17% increase)

2010 total sales value: \$452,295,609
2009 total sales value: \$350,772,570
(29% increase)

2010 average sales price: \$291,116
2009 average sales price: \$263,738
(11% increase)

2010 mortgage volume: 4,522
2009 mortgage volume: 6,690
(32% decrease)

2010 average mortgage amount: \$242,327
2009 average mortgage amount: \$254,073
(5% decrease)

2010 foreclosure deeds: 363
2009 foreclosure deeds: 284
(28% increase)

2010 foreclosure notices: 958
2009 foreclosure notices: 237
(304% increase)

Foreclosures and Order of Notices by Town – March 2010

Document Type	Town	# of Docs
Foreclosure Deed	ABINGTON	3
Foreclosure Deed	BRIDGEWATER	2
Foreclosure Deed	BROCKTON	48
Foreclosure Deed	CARVER	5
Foreclosure Deed	DUXBURY	2
Foreclosure Deed	EAST BRIDGEWATER	4
Foreclosure Deed	HALIFAX	1

Foreclosure Deed	HANSON	3
Foreclosure Deed	HINGHAM	2
Foreclosure Deed	HULL	1
Foreclosure Deed	KINGSTON	1
Foreclosure Deed	LAKEVILLE	1
Foreclosure Deed	MARION	1
Foreclosure Deed	MARSHFIELD	5
Foreclosure Deed	MATTAPOISETT	1
Foreclosure Deed	MIDDLEBORO	13
Foreclosure Deed	NORWELL	2
Foreclosure Deed	PEMBROKE	3
Foreclosure Deed	PLYMOUTH	23
Foreclosure Deed	PLYMPTON	1
Foreclosure Deed	ROCHESTER	2
Foreclosure Deed	ROCKLAND	5
Foreclosure Deed	SCITUATE	1
Foreclosure Deed	WAREHAM	8
Foreclosure Deed	WEST BRIDGEWATER	4
Foreclosure Deed	WHITMAN	3
Order of Notice	ABINGTON	5
Order of Notice	BRIDGEWATER	7
Order of Notice	BROCKTON	95
Order of Notice	CARVER	11
Order of Notice	DUXBURY	5
Order of Notice	EAST BRIDGEWATER	9
Order of Notice	HALIFAX	6
Order of Notice	HANOVER	3
Order of Notice	HANSON	2
Order of Notice	HINGHAM	5
Order of Notice	HULL	12
Order of Notice	KINGSTON	12
Order of Notice	LAKEVILLE	6
Order of Notice	MARION	1
Order of Notice	MARSHFIELD	4
Order of Notice	MATTAPOISETT	1
Order of Notice	MIDDLEBORO	23
Order of Notice	NORWELL	3
Order of Notice	PEMBROKE	8
Order of Notice	PLYMOUTH	52
Order of Notice	PLYMPTON	2
Order of Notice	ROCKLAND	11
Order of Notice	SCITUATE	6
Order of Notice	WAREHAM	21
Order of Notice	WEST BRIDGEWATER	2
Order of Notice	WHITMAN	6