

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

REAL ESTATE ACTIVITY ON THE RISE IN PLYMOUTH COUNTY

This time last month, Plymouth County Register of Deeds John R. Buckley, Jr. reported what he saw as signs of life in the Plymouth County real estate market. That certainly appears to be the case as the first quarter comes to a close, with significant increases in the number of sales, refinances, foreclosure sales and new foreclosure filings in comparison to the first quarter of 2011.

The Registry of Deeds recorded 612 deeds in March, up from 531 in February and 454 in January, bringing the total for the quarter to 1,597. During the same period in 2011, the Registry recorded 1,366 sales. "We haven't seen an increase in the number of sales over the course of an entire quarter in quite some time," Buckley said. "In the first quarter of this year, we saw a 17% jump over the first quarter of 2011."

Refinance activity is also on the rise. Plymouth County recorded 2,228 mortgages in March, up from 1,953 in February and 1,940 in January. "We had 1,635 mortgages come across our counters in March of last year," Buckley reported. "That's a 36% jump for the month of March." Over the course of the quarter as a whole, Plymouth County saw a 17% increase in volume, from 5,247 mortgages recorded in the first quarter in 2011 to 6,121 recorded during the same period this year.

The number of sales taking place by way of foreclosure also rose in the first quarter of 2012. Plymouth County recorded 291 foreclosure deeds through March of this year, up 38% from the 211 foreclosure deeds recorded in the first quarter of 2011. Similarly, Buckley reported a jump in the number of foreclosure notices for the first quarter. In 2011, Plymouth County recorded 383 notices initiating new foreclosures over the course of the first three months. This year, that number jumped to 577.

There has actually been a downward trend in the degree to which the number of foreclosure filings this year exceed those recorded in 2011. Plymouth County saw an 83% spike in foreclosure deeds in January of this year in comparison to January of 2011. That number fell to 78% when comparing volume through the first two months of this year to January and February of 2011. For the quarter, that number has fallen further, to 51%. "That's an encouraging trend," Buckley observed. "By the same token, "we are still looking at 51% increase in the number of foreclosures for that three month period."

Buckley added, “there has been a perception in recent months, shared by realtors and attorneys who we come into contact with at the registry, that the real estate market is gradually getting healthier. Our numbers over the course of the first quarter would suggest that to be the case. The foreclosure numbers continue to be of great concern to me, but the upward trend in sales is very positive.”

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 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: 1,597

2011 sales volume: 1,366

(17% increase)

2012 total sales value: \$441,592,223

2011 total sales value: \$399,214,960

(11% increase)

2012 average sales price: \$276,514

2011 average sales price: \$292,251

(5% decrease)

2012 mortgage volume: 6,121

2011 mortgage volume: 5,247

(17% increase)

2012 average mortgage amount: \$245,256

2011 average mortgage amount: \$251,999

(3% decrease)

2012 foreclosure deeds: 291

2011 foreclosure deeds: 211

(38% increase)

2012 foreclosure notices: 577

2011 foreclosure notices: 383

(51 % increase)

Foreclosures and Orders of Notice by Town March 2012

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	6
BRIDGEWATER	1	4
BROCKTON	34	59
CARVER	2	10
DUXBURY	1	2
EAST BRIDGEWATER	1	6
HALIFAX	3	3
HANOVER	5	2
HANSON	1	7
HINGHAM	2	4
HULL	3	5
KINGSTON	3	4
LAKEVILLE	4	1
MARION	2	1
MARSHFIELD	3	13
MATTAPOISETT	1	1
MIDDLEBORO	7	10
NORWELL	0	2
PEMBROKE	5	5
PLYMOUTH	10	26
PLYMPTON	1	0
ROCHESTER	2	1
ROCKLAND	4	7
SCITUATE	1	1
WAREHAM	5	14
WEST BRIDGEWATER	2	2
WHITMAN	4	6