

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

PLYMOUTH COUNTY REAL ESTATE MARKET CLOSING STRONG

The Plymouth County real estate market is poised to close 2012 on very steady ground. Through the first eleven months of the year, sales volume and refinances are up significantly over 2011 and foreclosure activity is down.

The Registry of Deeds has recorded 7,498 deeds through the first eleven months of 2012, representing a 16% jump in sales over the same period in 2011. Plymouth County Register of Deeds John R. Buckley, Jr. reported 707 sales in November, up from 661 in October and 596 in September. Values have held steady over the course of the year. "At the eleven-month mark in 2011, the average sale price in Plymouth County was \$308,033," Buckley reported. "At the same point in 2012, that figure is nearly identical, at \$308,559."

Plymouth County has seen a consistent increase in refinance activity throughout 2012. "With a month of activity ahead of us, we have already seen more mortgages than we saw in all of 2011," Buckley explained. The Registry recorded 25,820 mortgages through November, up 34% over the 19,198 mortgages that were recorded during the same period in 2011.

Buckley also reported signs of encouragement in foreclosure trends. Plymouth County recorded 35 foreclosure deeds in November, down from 47 in October and 54 in September. "The number of foreclosure deeds recorded each month has been trending downward since May," Buckley reported. "We were seeing foreclosures in greater numbers earlier in the year, but through the month of November, we have recorded fewer foreclosure sales this year than we did during the same period in 2011." Registry staff recorded 911 foreclosure deeds during the first eleven months of 2011. In 2012, they have recorded 875 foreclosure deeds, representing a 4% decline.

The number of notices initiating new foreclosures is roughly the same as last year. Buckley reported that 1,774 foreclosure notices were recorded through November of this year, down 1% from the 1,792 that were recorded during the same period in 2011.

Heading into the last month of the year, Buckley is encouraged by the state of the market in Plymouth County. “The increase in sales volume we have see this year translates into an additional \$300 million in commerce,” he noted. The value of Plymouth County sales has jumped 16%, from 1.99 billion through November in 2011 to \$2.3 billion during the same eleven-month period this year. “We are looking at more than a billion dollars in the market as a result of the spike in refinance activity,” he added. To date in 2012, Plymouth County has recorded more than \$6.4 billion in mortgages as compared to \$4.78 billion in mortgages recorded during the first eleven months of 2011.

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 NOVEMBER 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: 7,498
2011 sales volume: 6,475
(16% increase)

2012 total sales value: \$2,313,576,752
2011 total sales value: \$1,994,511,693
(16% increase)

2012 average sales price: \$308,559
2011 average sales price: \$308,033
(<1% increase)

2012 mortgage volume: 25,820
2011 mortgage volume: 19,198
(34% increase)

2012 average mortgage amount: \$248,034
2011 average mortgage amount: \$249,191
(<1% decrease)

2012 foreclosure deeds: 875
2011 foreclosure deeds: 911
(4% decrease)

2012 foreclosure notices: 1,774
2011 foreclosure notices: 1,792
(1% decrease)

Foreclosures and Orders of Notice by Town November 2012

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	3
BRIDGEWATER	2	6
BROCKTON	10	36
CARVER	2	2
DUXBURY	1	3
EAST BRIDGEWATER	1	2
HALIFAX	0	4
HANOVER	1	2
HANSON	0	3
HINGHAM	1	2
HULL	0	4
KINGSTON	0	5
LAKEVILLE	0	2
MARION	1	1
MARSHFIELD	2	2
MATTAPOISETT	0	0
MIDDLEBORO	0	9
NORWELL	0	0
PEMBROKE	0	4
PLYMOUTH	6	18
PLYMPTON	0	1
ROCHESTER	0	1
ROCKLAND	3	2
SCITUATE	0	1
WAREHAM	2	3
WEST BRIDGEWATER	1	1
WHITMAN	1	2