

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## PLYMOUTH COUNTY REAL ESTATE MARKET CONTINUES TO IMPROVE

The Plymouth County real estate market has bounced back very nicely in 2012. With sales up 15%, refinances up 38% and foreclosures virtually even with where they were last year, Plymouth County Register of Deeds John R. Buckley, Jr. described 2012 as an encouraging year for most homeowners.

"We have two months' worth of activity ahead of us and we have already seen more refinances in 2012 than we did during the entire year of 2011," Buckley noted. Plymouth County recorded 2,681 mortgages in October, representing the largest volume of mortgages recorded during a single month in nearly two years. "At this point last year, we had recorded 16,793 mortgages" Buckley explained. "We are looking at a 38% jump through ten months of 2012." Buckley pointed to record low interest rates and rising consumer confidence as key factors in the significant increase in refinances.

The same can be said for Plymouth County sales. The Registry of Deeds recorded 661 deeds in October, up from 596 in September. Through the first ten months of the year, the Registry recorded 6,791 deeds, as compared to 5,918 during the same period in 2011. "A fifteen percent increase in sales volume is significant," Buckley observed, "particularly when it's sustained over a ten-month period."

Foreclosure activity has been trending downward over the course of the year. Plymouth County recorded a total of 840 foreclosure deeds through October of 2012, up 1% over the 833 foreclosure deeds recorded during the same ten-month period in 2011. "When we take a look at where we were earlier in the year, this is certainly trending in the right direction," Buckley explained. "Over the first half of the year, we were up as much as 38% over last year's foreclosure sales. If this trend continues over the next two months, we will end the year with fewer foreclosure sales than we saw in 2011."

The number of notices initiating new foreclosures is also slightly higher than what Plymouth County saw in 2011. Through the first ten months of 2012, the Registry recorded 1,654 foreclosure notices, up 2% over the 1,620 notices recorded during the same period in 2010. "This is fairly similar to the trend we are seeing with foreclosure deeds," Buckley explained. "At the end of the first quarter of 2012, we had recorded

51% more foreclosure notices than we had during the same period in 2011. Over the course of the year, the extent of that increase has fallen to 2%. We are not out of the woods with respect to foreclosures, but we are seeing some encouraging trends.”

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 OCTOBER 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: 6,791  
2011 sales volume: 5,918  
(15% increase)

2012 total sales value: \$2,088,210,335  
2011 total sales value: \$1,833,871,448  
(14% increase)

2012 average sales price: \$307,497  
2011 average sales price: \$309,880  
(1% decrease)

2012 mortgage volume: 23,214  
2011 mortgage volume: 16,793  
(38% increase)

2012 average mortgage amount: \$248,037  
2011 average mortgage amount: \$250,652  
(1% decrease)

2012 foreclosure deeds: 840  
2011 foreclosure deeds: 833  
(1% increase)

2012 foreclosure notices: 1,654  
2011 foreclosure notices: 1,620  
(2% increase)

# Foreclosures and Orders of Notice by Town October 2012

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Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	1
BRIDGEWATER	1	2
BROCKTON	14	18
CARVER	3	0
DUXBURY	1	1
EAST BRIDGEWATER	2	1
HALIFAX	1	1
HANOVER	0	2
HANSON	1	5
HINGHAM	0	1
HULL	2	1
KINGSTON	2	1
LAKEVILLE	0	0
MARION	1	1
MARSHFIELD	1	5
MATTAPOISETT	0	1
MIDDLEBORO	2	8
NORWELL	0	0
PEMBROKE	0	4
PLYMOUTH	4	16
PLYMPTON	1	0
ROCHESTER	2	0
ROCKLAND	1	5
SCITUATE	0	0
WAREHAM	4	9
WEST BRIDGEWATER	0	1
WHITMAN	2	1