

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES AND REFINANCES REMAIN STRONG THROUGH THREE QUARTERS

The real estate market in Plymouth County can fairly be described as steadily improving. Sales and refinances continue to take place with much greater frequency through the first three quarters of the year than was the case in 2011, while September marked the fourth consecutive month that the number of foreclosure sales was on the decline.

Plymouth County Register of Deeds John R. Buckley, Jr. reported 596 sales in September, bringing the total through the third quarter to 6,130. "Sales have been very strong this year," Buckley noted. "We are looking at a 16% increase over the 5,292 deeds recorded at this point in 2011."

Buckley also reported that the average sale price has remained stable, with the year-to-date average rising steadily each of the last six months from a low of \$276,514 at the end of the first quarter to a high of \$308,964 through the third quarter. "These are very positive signs for the market," Buckley noted. "We have seen \$1.9 billion in property sales that we tracked through the first three quarters of 2012. That's a 15% jump over last year's sales revenue at this point in the year."

Refinances also continue at a very healthy pace. Plymouth County recorded 2,298 mortgages in September, bringing the year-to-date total to 20,533. By way of comparison, Plymouth County recorded 14,592 mortgages during the first three quarters of 2011. "Rates have certainly played an important role in motivating borrowers," Buckley reported. "That's a 41% spike in the number of mortgages coming over our counter, which certainly speaks to consumer confidence and the overall strength of the market."

Buckley nevertheless cautioned that foreclosures remain a concern. "We are up 6% in the number of foreclosure deeds we recorded in 2011, although that number was much higher earlier in the year," Buckley explained. "If the trend continues, we should see fewer foreclosures in 2012 than we saw last year." The trend to which Buckley refers has been a steady decline. At the end of the first quarter of 2012, Plymouth County saw a 38% increase in the number of foreclosure sales over the first quarter of 2011. Through

the first two quarters, the percentage increase over 2011 numbers had fallen to 25%. Through the first three quarters of the 2012, Plymouth recorded 793 foreclosure deeds, or a much more modest 6% increase over the 745 foreclosure deeds recorded during the same period in 2011. "We will continue to monitor the trends in foreclosures," Buckley explained. "There will be a long process that will have to take place before the market totally heals."

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 SEPTEMBER 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: 6,130
2011 sales volume: 5,292
(16% increase)

2012 total sales value: \$1,893,946,658
2011 total sales value: \$1,642,797,178
(15% increase)

2012 average sales price: \$308,964
2011 average sales price: \$310,430
(<1% decrease)

2012 mortgage volume: 20,533
2011 mortgage volume: 14,592
(41% increase)

2012 average mortgage amount: \$247,472
2011 average mortgage amount: \$249,162
(1% decrease)

2012 foreclosure deeds: 793
2011 foreclosure deeds: 745
(6% increase)

2012 foreclosure notices: 1,569
2011 foreclosure notices: 1,429
(10% increase)

Foreclosures and Orders of Notice by Town September 2012

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	3
BRIDGEWATER	2	6
BROCKTON	12	33
CARVER	4	1
DUXBURY	1	1
EAST BRIDGEWATER	2	1
HALIFAX	1	3
HANOVER	2	3
HANSON	0	3
HINGHAM	1	4
HULL	3	3
KINGSTON	2	0
LAKEVILLE	3	1
MARION	0	1
MARSHFIELD	0	1
MATTAPOISETT	0	0
MIDDLEBORO	6	2
NORWELL	0	1
PEMBROKE	1	4
PLYMOUTH	7	9
PLYMPTON	0	0
ROCHESTER	0	0
ROCKLAND	0	6
SCITUATE	0	0
WAREHAM	2	10
WEST BRIDGEWATER	1	0
WHITMAN	3	2