

PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

www.plymouthdeeds.org

JOHN R. BUCKLEY, JR., Esquire
REGISTER

TIMOTHY H. WHITE, Esquire
ASSISTANT REGISTER

MARILYN L. MARVILL
CHIEF EXECUTIVE ASSISTANT

JOHN ZIGOURAS II
DIRECTOR OF OPERATIONS

For more information, please contact Lorna Green-Baker at Register Buckley's office (508) 830-9298

JOHN R. BUCKLEY, JR., REGISTER OF DEEDS PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR SEPTEMBER 2013

SALES STABLE, MORTGAGES AND FORECLOSURES DOWN

Last year at this time we reported that based on our sales numbers that the "real estate market in Plymouth County can fairly be described as steadily improving." It is now a year later and the sales numbers have remained strong. Plymouth County Register of Deeds John R. Buckley, Jr. reported 694 sales in September, bringing the total through the third quarter of 2013 to 6,435. "Sales have been even stronger this year than last year, which was a good year," Buckley noted. "We are looking at a 5% increase over the 6,130 deeds recorded at this point in 2012."

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 \$298,999 at the end of the first quarter to a high of \$330,977 through the third quarter. "These are very positive signs for the market," Buckley noted. "We have seen \$2.1 billion in the sales that we track through the first three quarters of 2013. That's a 12% jump over last year's sales revenue at this point of the year."

Refinances had continued at a healthy pace but have clearly slowed. Plymouth County recorded 1540 mortgages in September, bringing the year-to-date total to 19,376. By way of comparison, Plymouth County recorded 20,533 mortgages during the first three quarters of 2012. "Increasing rates and the volatility of the mortgage market have played a role in the reductions in the volume of mortgages," Buckley said. "The 6% decrease is not dramatic, but it may well be a sign of where the market is going."

The continued reductions in foreclosures remains a positive indicator for the health of the overall real estate market. "We are down 59% in the number of foreclosure deeds we recorded in 2012," Buckley explained. 324 foreclosure deeds were recorded in the first three quarters of 2013, compared to 793 foreclosure deeds recorded in the first three quarters of 2012. "We will see fewer foreclosures in 2013, than we saw last year."

The downward trend in the number of foreclosure deeds also carries over to foreclosure notices, which represent the first step in the foreclosure process recorded at the Registry. Plymouth County recorded only 47 foreclosure notices in September, which represents the lowest number in many years. The year to date numbers show a

similar decline. For the first three quarters of 2013, Plymouth County recorded 816 foreclosure notices compared to 1569 recorded in 2012, a 48% drop. “We will continue to monitor the trends in foreclosures,” Buckley explained. “Certainly for the past year, the trend is a good one.”

If you would like to receive a copy of our monthly report by e-mail, please contact Assistant Register of Deeds Timothy H. White at white@plymouthdeeds.org.

REAL ESTATE ACTIVITY THROUGH SEPTEMBER 2013 COMPARED TO THE SAME PERIOD IN 2012

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

2013 sales volume: 6,435

2012 sales volume: 6,130

(5% increase)

2013 total sales value: \$2,129,836,690

2012 total sales value: \$1,893,946,658

(12% increase)

2013 average sales price: \$330,977

2012 average sales price: \$308,964

(7% increase)

2013 mortgage volume: 19,376

2012 mortgage volume: 20,533

(6% decrease)

2013 average mortgage amount: \$250,072

2012 average mortgage amount: \$247,472

(1% increase)

2013 foreclosure deeds: 324

2012 foreclosure deeds: 793

(59% decrease)

2013 foreclosure notices: 816

2012 foreclosure notices: 1,569

(48% decrease)

Foreclosures and Orders of Notice by Town September 2013

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	0
BRIDGEWATER	0	2
BROCKTON	11	12
CARVER	0	1
DUXBURY	0	0
EAST BRIDGEWATER	1	3
HALIFAX	2	1
HANOVER	0	1
HANSON	0	0
HINGHAM	1	0
HULL	0	2
KINGSTON	0	1
LAKEVILLE	0	1
MARION	0	1
MARSHFIELD	0	1
MATTAPOISETT	0	0
MIDDLEBORO	2	4
NORWELL	0	1
PEMBROKE	4	2
PLYMOUTH	5	7
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	2	0
SCITUATE	1	1
WAREHAM	2	3
WEST BRIDGEWATER	0	0
WHITMAN	0	2