

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR APRIL 2016

SALES TAKE BIG JUMP, MORTGAGE VOLUME UP

The volume of sales recorded in Plymouth County increased by 33% thus far this year compared to this time last year. "The Plymouth County Registry of Deeds recorded 2,755 sales this year compared to 2,067 sales by this time last year," reported Register John R. Buckley, Jr. The year has started strong in Plymouth County. April, 2016 sales topped off at 780 compared to 583 sales recorded in April, 2015. This represents a 34% increase. The increase in volume is especially noteworthy as inventory is down from last year. Banker and Tradesman reports that the number of listings this year are 20% less than last year. "This is a terrific start for our spring market. It will be interesting to see if the inventory available in the next couple of months is able to keep up the pace," added Register Buckley.

The volume of mortgages recorded also increased, just not as dramatically as sales. This April the Registry recorded 1,815 mortgages. Last April the Registry recorded 1,698 mortgages. This represents a 7% increase. Year to date the Registry recorded 6,697 mortgages compared to 6,294 mortgages recorded through April, 2015. This represents a 6% increase in mortgage activity. The average mortgage decreased from \$270,387 in 2015, to \$259,920 in 2016.

The number of sales taking place by way of foreclosure continues to climb. Plymouth County recorded 245 foreclosure deeds year to date, up by 49% from the 164 foreclosure deeds recorded by this time in 2015. "Our numbers of foreclosure recordings are not as high as we have seen them, but the continued rise is concerning," commented Buckley.

The filings in Plymouth County of the notices of intent to foreclose also have increased. Plymouth County has recorded 446 foreclosure notices this year compared to 293 in 2015, representing a 52% increase. This number remains significantly less than the 552 recorded year to date in 2013. "The number of foreclosure notices has continued to climb. Hopefully these numbers will stabilize," noted Register Buckley.

As part of our ongoing effort to share with the public some of America's most significant documents, on Friday, May 27th, from 9:00 am to 3:00 pm, the Registry will

display the original Plymouth Colony law on forgery found in Laws, Part 1, at page 70. The June, 1645 law stated that “it is enacted by the Court That whosoever shall forge any deede or writing ...and be convict by due course of law shall pay the ptie greeued double damage and be fyned ... and in case he be not able to pay it then to be publicly whipt and burned in the face wth a Romane F.” Instead of the “Scarlet A” for adulterer, it was a “Scarlet F” for forger! The double damage provision may well have been a precursor to the multiple damages provision of G. L. c. 93A. The Plymouth Colony Records, Storage and Reading Room is located on the second floor of the Plymouth County Registry building at 50 Obery Street, Plymouth. Call Lorna Green-Baker at (508) 830-9290 for further information.

If you would like to receive a copy of our monthly report by e-mail or if you would like to learn more about the Plymouth Colony Records Reading and Storage Room, please contact Assistant Register of Deeds Timothy H. White at white@plymouthdeeds.org.

REAL ESTATE ACTIVITY THROUGH APRIL 2016 COMPARED TO THE SAME PERIOD IN 2015

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

2016 sales volume: 2,755
2015 sales volume: 2,067
(33% increase)

2016 total sales value: \$953,210,912
2015 total sales value: \$698,298,244
(37% increase)

2016 average sales price: \$345,993
2015 average sales price: \$337,832
(2% increase)

2016 mortgage volume: 6,697
2015 mortgage volume: 6,294
(6% increase)

2016 average mortgage amount: \$259,920
2015 average mortgage amount: \$270,387
(4% decrease)

2016 foreclosure deeds: 245
2015 foreclosure deeds: 164
(49% increase)

2016 foreclosure notices: 446
2015 foreclosure notices: 293
(52% increase)

Foreclosures and Orders of Notice April 2016

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	3
BRIDGEWATER	1	2
BROCKTON	14	28
CARVER	3	1
DUXBURY	0	1
EAST BRIDGEWATER	0	3
HALIFAX	1	2
HANOVER	0	0
HANSON	0	3
HINGHAM	0	1
HULL	1	6
KINGSTON	1	0
LAKEVILLE	1	2
MARION	0	0
MARSHFIELD	1	8
MATTAPOISETT	0	0
MIDDLEBORO	4	3
NORWELL	0	2
PEMBROKE	2	2
PLYMOUTH	10	12
PLYMPTON	1	0
ROCHESTER	0	2
ROCKLAND	1	2
SCITUATE	1	1
WAREHAM	6	7
WEST BRIDGEWATER	1	4
WHITMAN	0	1