

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

HOME PRICES ARE UP

The Boston Globe reports that the June sales in Massachusetts reported the highest median sale price for single family homes. According to data provided to the Globe by the Warren Group, home prices statewide averaged \$372,000, breaking a record set during the housing boom days of 2005. Experts attribute the price increase to high demand, historical low interest rates, and low inventory.

The average sales price of the properties sold in Plymouth County in both June and July exceeded \$388,000. In June the average price was \$388,761, and in July the average sales price was \$388,582. Year to date the average price is \$366,898. This represents a 2% increase over 2015, when the average price was \$360,353. Although there are some people underwater with their mortgages, the percentages are shrinking.

Both sales and mortgages are higher than they were at this time last year. Sales in 2016 total 5,867 compared to 5,032 sales in 2015. This represents a healthy 17% increase. The mortgage recordings year-to-date total is 12,814, slightly more than the 12,401 mortgages recorded through this time last year. This represents a 3% increase. "The solid mortgage activity coupled with the continued increase in sales numbers has made the Registry a busy place," commented Register John R. Buckley, Jr.

59 foreclosure deeds were recorded at the Registry this July, compared to 47 foreclosure deeds recorded last July. This represents a 26% increase. Through the first seven (7) months of the year, Plymouth County recorded 413 foreclosure deeds, representing a 35% increase over the 306 foreclosure deeds that were recorded at the seven (7) month mark in 2015.

Plymouth County also recorded 81 notices initiating new potential foreclosures in July, bringing the total for the year to 726. Last year at this time 601 notices had been recorded. The 21% increase in recordings of notices to foreclose is not as dramatic as the increase in foreclosure deeds, but like everything else, the numbers continue to rise.

As part of our ongoing effort to share with the public some of America's earliest records, on Wednesday, August 31st, from 9:00 am to 3:00 pm, the Registry will display

the original Plymouth Colony record of one of the earliest laws relating to our country's homeland security and the draft. On August 20, 1644, the colonists passed the following law: "It is enacted That as the watches are set vp...that every watch shall be set half an hower before the Sunn be set and to continue vntill half an hower after the Sunn is risen ... to continue vntill the same tyme they began that a fresh watch come to releue them." See Volume XI, pg. 66 of Laws of 1623-1682. 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, please contact Assistant Register of Deeds Timothy H. White at white@plymouthdeeds.org.

REAL ESTATE ACTIVITY THROUGH JULY 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: 5,867

2015 sales volume: 5,032

(17% increase)

2016 total sales value: \$2,152,589,392

2015 total sales value: \$1,813,297,762

(19% increase)

2016 average sales price: \$366,898

2015 average sales price: \$360,353

(2% increase)

2016 mortgage volume: 12,814

2015 mortgage volume: 12,401

(3% increase)

2016 average mortgage amount: \$270,586

2015 average mortgage amount: \$268,983

(1% increase)

2016 foreclosure deeds: 413

2015 foreclosure deeds: 306

(35% increase)

2016 foreclosure notices: 726

2015 foreclosure notices: 601

(21% increase)

Foreclosures and Orders of Notice July 2016

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	3
BRIDGEWATER	0	1
BROCKTON	17	22
CARVER	1	4
DUXBURY	2	2
EAST BRIDGEWATER	5	1
HALIFAX	1	0
HANOVER	3	1
HANSON	4	1
HINGHAM	0	0
HULL	2	1
KINGSTON	2	1
LAKEVILLE	1	0
MARION	0	0
MARSHFIELD	1	8
MATTAPOISETT	0	0
MIDDLEBORO	4	2
NORWELL	0	1
PEMBROKE	2	1
PLYMOUTH	4	11
PLYMPTON	1	1
ROCHESTER	2	1
ROCKLAND	2	4
SCITUATE	0	3
WAREHAM	3	7
WEST BRIDGEWATER	0	1
WHITMAN	2	3