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 DECEMBER 2014

PLYMOUTH COUNTY REAL ESTATE MARKET CONTINUES TO IMPROVE IN 2014

Property sales in Plymouth County rose modestly in 2014, and foreclosure sales numbers were slightly fewer than in 2013. Plymouth County Register of Deeds John R. Buckley, Jr. sees the year's real estate activity as mostly encouraging, as the market recovery in terms of property sales and drop in foreclosures, has now been sustained over the past three years. These factors bode well for 2015.

"The number of sales in Plymouth County rose 2% over 2013, while foreclosure sales fell 11%," Buckley reported. Plymouth County recorded 8,851 deeds in 2014, up from 8,692 in 2013. As usual the recordings slowed at the end of the year, with 700 sales going to record in November, and 755 in December. The holidays typically are a relatively quiet time for real estate transactions.

Plymouth County saw a significant decrease in refinance activity in 2014. The Registry of Deeds recorded 17,051 mortgages, down 29% from the 23,990 recorded in 2013, and far below the 28,509 mortgages recorded in 2012. With analysts reporting that December interest rates came in below 4% for the first time since May, 2013, the Register is hopeful that the slowdown in refinances will turn around in 2015. A year ago at this time Freddie Mac reported the 30 year fixed rate averaged 4.53 percent, compared to this year's 3.87 percent average rate.

Property values held steady in 2014, with an increase in the average sale price from $331,768 for 2013, to $351,587 for 2014. This represents a 6% increase. In 2013, the Registry of Deeds recorded roughly $2.88 billion in sales. In 2014, that figure rose 8%, to approximately $3.11 billion, a $230 million increase.

The Plymouth County real estate market also saw continued improvement in the drop in the number of foreclosure sales in 2014. In 2013, Plymouth County recorded 446 foreclosure deeds. That number fell 11% in 2014, to 397. Foreclosure notices held steady at the 2013 level. In both 2013 and 2014, Plymouth County recorded 979 foreclosure notices. Buckley stated that "It is good to see a 6% increase in sales volume while the number of sales taking place through foreclosure fell 11%."

In 2014, Register Buckley began the construction of an on-site reading room and storage vault for the Plymouth Colony records on the second floor of the Plymouth County Registry building. These land records date back to the early 1600's and have national historic significance and value. "Having these records properly preserved for future generations and available to help Plymouth celebrate its' 400th anniversary in 2020, has been a labor of love, " said Register Buckley. "Fortunately we had space available so that these land records can be stored, studied, and displayed here at the Registry", added Buckley. The Register expects to complete this project in early 2015, with a grand opening in time for William Bradford's 425th birthday celebration on March 19, 2015.

Finally, Register Buckley recognizes the outstanding service of the Registry staff in 2014. "Customer service is always at the forefront of whatever we do", said Buckley.

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 FOR CALENDAR YEAR 2014
COMPARED TO THE SAME PERIOD IN 2013

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

2014 sales volume: 8,851
2013 sales volume: 8,692
(2% increase)

2014 total sales value: $3,111,898,779
2013 total sales value: $2,883,731,730
(8% increase)

2014 average sales price: $351,587
2013 average sales price: $331,768
(6% increase)

2014 mortgage volume: 17,051
2013 mortgage volume: 23,990
(29% decrease)

2014 average mortgage amount: $253,904
2013 average mortgage amount: $250,490
(0% increase)

2014 foreclosure deeds: 397
2013 foreclosure deeds: 446
(11% decrease)

2014 foreclosure notices: 979
2013 foreclosure notices: 979
(0% increase)

Foreclosures and Orders of Notice December 2014

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	4
BRIDGEWATER	0	1
BROCKTON	12	22
CARVER	1	1
DUXBURY	0	1
EAST BRIDGEWATER	3	2
HALIFAX	1	1
HANOVER	0	4
HANSON	2	3
HINGHAM	1	1
HULL	1	3
KINGSTON	1	0
LAKEVILLE	0	4
MARION	0	1
MARSHFIELD	4	4
MATTAPOISETT	0	0
MIDDLEBORO	1	3
NORWELL	0	1
PEMBROKE	2	0
PLYMOUTH	6	9
PLYMPTON	0	1
ROCHESTER	0	1
ROCKLAND	0	4
SCITUATE	0	1
WAREHAM	2	9
WEST BRIDGEWATER	1	1
WHITMAN	2	3