

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS  
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR AUGUST 2009

## PLYMOUTH COUNTY REAL ESTATE MARKET CONTINUES TO ENJOY THE SUMMER

Plymouth County enjoyed another month of strong sales and robust refinance activity in August, as foreclosures remained well below last year's pace, reported Plymouth County Register of Deeds John R. Buckley, Jr.

Plymouth County recorded 702 deeds in August, down from a twelve-month high of 750 in July. "We have had some healthy activity in recent months in terms of volume," noted Buckley. "That was not the case at the beginning of this year." Through the first five months of 2009, the volume of real estate sales in Plymouth County was off 17% from 2008. As the number of sales increased over the course of the summer months, the year-to-date decline in volume has fallen to 12%.

As has been the case throughout the country, Plymouth County has seen a downward adjustment in sale prices over the course of the last year. The average sale price in January of 2009, at \$255,545 represented a 32% decline in the twelve-month average of \$333,972 for 2008. Through the first eight months of 2009, Plymouth County has seen the year-to-date average rise steadily, reaching a high of \$296,548 through August. Again, while the year-to-date average sale price has clearly fallen in comparison to 2008, the shortfall has been cut in half, from 32% to 15%.

Buckley reported that Plymouth County continues to see refinancing at a greater pace and for larger sums than were seen this time last year. Through the first eight months of 2008, Plymouth County recorded 15,965 mortgages. That number has jumped 19% in 2009, with 19,033 mortgages recorded through the end of August.

The average amount of a Plymouth County mortgage, at \$250,964 through August of 2009, remains 5% higher than the \$238,418 average this time last year. With the 19% increase in volume and the 5% increase in the average mortgage amount, the total value of mortgages recorded in 2009 is 25% higher than it was at this point last year. Year-to-date total mortgage values in Plymouth County jumped from \$3.8 billion through August of 2008 to \$4.78 billion through the first eight months of 2009.

Buckley points to the increased volume of refinances and the steady sales activity as positive signs for the Plymouth County real estate market. While Plymouth County

has also seen a significant decline in foreclosure activity in 2009, Buckley sees the volume of foreclosure deeds and notices initiating new foreclosures as an ongoing concern. Plymouth County recorded 76 foreclosure deeds in August, bringing the 2009 total to 639. “We have recorded 32% fewer foreclosure deeds in 2009 than we did at this point in 2008, but 639 foreclosure deeds still translates into a significant number of displaced families,” said Buckley.

Notices initiating new foreclosures are also down significantly in comparison to 2008. “We have recorded 28% fewer notices this year than we had at this point last year, but we have still recorded more than a thousand notices letting people know they are about to lose their homes,” Buckley noted. “We are seeing some encouraging signs over the course of the past few months, but we are not out of the woods as far as foreclosures are concerned.”

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](mailto:holden@plymouthdeeds.org).

#### REAL ESTATE ACTIVITY THROUGH AUGUST 2009 AS COMPARED TO THE SAME PERIOD IN 2008

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

2009 sales volume: 4,461  
2008 sales volume: 5,053  
(12% decrease)

2009 total sales value: \$1,322,904,584  
2008 total sales value: \$1,753,433,990  
(25% decrease)

2009 average sales price: \$296,548  
2008 average sales price: \$347,008  
(15% decrease)

2009 mortgage volume: 19,033  
2008 mortgage volume: 15,965  
(19% increase)

2009 average mortgage amount: \$250,964  
2008 average mortgage amount: \$238,418  
(5% increase)

2009 foreclosure deeds: 639  
2008 foreclosure deeds: 936  
(32% decrease)

2009 foreclosure notices: 1,032  
2008 foreclosure notices: 1,436  
(28% decrease)