

# MIDDLESEX NORTH REGISTRY OF DEEDS

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BILLERICA – CARLISLE – CHELMSFORD – DRACUT – DUNSTABLE – LOWELL – TEWKSBURY  
TYNGSBOROUGH – WESTFORD – WILMINGTON

## ANNUAL REPORT FOR 2018

The real estate market in the Middlesex North Registry of Deeds District slowed in 2018 due mostly to an 8% drop in the number of mortgages recorded. The number of deeds stayed the same for the year but there was a significant drop (approximately 10%) during the last quarter. An increase in median deed prices and increased excise tax collections (up 12% for the year) indicate that prices continue to rise. Foreclosure activity sent a mixed message. The number of foreclosure deeds recorded was up 10% while orders of notice were down 24%. As for the real estate market's prospects in 2019, an economy that seems strong overall should prevent any major disruption, however, higher interest rates and uncertainty driven by things like the current government shutdown and an emerging trade war will likely keep the market from strengthening.

### MIDDLESEX NORTH BY THE NUMBERS: 1990-2018

*Red is highest value; yellow is lowest value*

<i>Docs Recorded 1991 to 2018</i>	<i>% change Prior year</i>	<i>Deeds</i>	<i>Mortgages</i>	<i>Foreclosure Deeds</i>	<i>E-Filed Docs</i>	<i>E-File %</i>	<i>Revenue (millions)</i>	
1991	52019	0%	5868	8823	466			
1992	76282	+47%	7321	14487	762			
1993	83337	+9%	7463	17097	701			
1994	71427	-14%	5721	10936	624			
1995	60681	-15%	7223	10137	401			
1996	67286	+11%	8057	12017	399			
1997	70128	+4%	7984	13664	322			
1998	93633	+34%	8771	21823	185			
1999	89506	-4%	8557	17816	101			
2000	71558	-20%	8254	14456	74			
2001	97180	+36%	8355	24969	44			
2002	115890	+19%	8756	31221	45			
2003	146956	+27%	8977	41800	42		\$26.1	
2004	96204	-35%	9165	28079	69		\$21.7	
2005	87866	-9%	8930	25402	47	1057	1%	\$22.0
2006	72830	-17%	7236	20503	166	1871	3%	\$17.5
2007	66192	-9%	6767	15999	271	3491	5%	\$16.3
2008	56011	-15%	5568	11451	602	3956	7%	\$12.2
2009	65838	+18%	5557	14743	400	8168	12%	\$12.1
2010	63247	-4%	5535	13837	584	9013	14%	\$11.8
2011	59173	-6%	5332	12007	429	14736	30%	\$11.0
2012	70558	+19%	9158	16002	342	24210	34%	\$13.5
2013	67001	-5%	6718	13272	150	25251	38%	\$14.4
2014	53584	-20%	6561	9190	155	20306	38%	\$13.7
2015	60516	+13%	6913	11148	209	26955	45%	\$15.1
2016	65521	+8%	7776	12639	270	33620	52%	\$16.5
2017	59064	-10%	7268	10647	194	32463	55%	\$16.3
2018	57380	-3%	7319	9745	213	31173	54%	\$17.3

## MEDIAN DEED PRICES BY COMMUNITY: 2000 TO 2018

For deeds with consideration greater than \$60,000 and less than \$1.2mil

Showing year-to-year percentage change										
Year	Lowell		Billerica		Carlisle		Chelmsford		Dracut	
2001	\$162,000	16%	\$247,500	15%	\$492,500	9%	\$235,900	14%	\$175,257	5%
2002	\$187,375	16%	\$284,700	15%	\$518,750	5%	\$272,997	16%	\$204,900	17%
2003	\$217,000	16%	\$306,450	8%	\$535,000	3%	\$295,000	8%	\$230,000	12%
2004	\$238,600	10%	\$342,750	12%	\$575,000	7%	\$314,900	7%	\$245,000	7%
2005	\$254,900	7%	\$359,900	5%	\$540,000	-6%	\$325,000	3%	\$269,900	10%
2006	\$247,000	-3%	\$324,000	-10%	\$560,000	4%	\$317,500	-2%	\$260,000	-4%
2007	\$225,000	-9%	\$329,000	2%	\$597,500	7%	\$304,000	-4%	\$241,000	-7%
2008	\$184,900	-18%	\$299,950	-9%	\$570,000	-5%	\$280,000	-8%	\$275,450	14%
2009	\$178,500	-3%	\$291,700	-3%	\$525,000	-8%	\$289,000	3%	\$230,000	-17%
2010	\$180,000	1%	\$300,000	3%	\$555,000	6%	\$290,000	0%	\$237,000	3%
2011	\$170,000	-6%	\$285,500	-5%	\$545,000	-2%	\$275,250	-5%	\$214,800	-9%
2012	\$175,000	3%	\$295,500	4%	\$450,000	-17%	\$278,950	1%	\$226,032	5%
2013	\$195,000	11%	\$312,000	6%	\$458,000	2%	\$290,000	4%	\$239,950	6%
2014	\$208,167	7%	\$332,500	7%	\$533,750	17%	\$310,000	7%	\$245,000	2%
2015	\$221,000	6%	\$350,000	5%	\$560,000	5%	\$323,000	4%	\$259,900	6%
2016	\$229,700	4%	\$370,000	6%	\$569,900	2%	\$330,000	2%	\$270,500	4%
2017	\$250,000	9%	\$400,000	8%	\$730,000	8%	\$361,500	10%	\$290,000	7%
2018	\$255,000	2%	\$405,000	1%	\$769,500	5%	\$370,000	2%	\$319,000	10%
	Dunstable		Tewksbury		Tyngsboro		Westford		Wilmington	
2001	\$353,500	10%	\$230,000	10%	\$244,000	10%	\$350,000	11%	\$281,250	13%
2002	\$389,950	10%	\$269,900	17%	\$285,000	17%	\$404,000	15%	\$320,000	14%
2003	\$412,000	6%	\$289,900	7%	\$286,000	0%	\$383,500	-5%	\$350,000	9%
2004	\$379,500	-8%	\$329,900	14%	\$315,000	10%	\$415,500	8%	\$360,000	3%
2005	\$460,000	21%	\$345,000	5%	\$293,000	-7%	\$420,000	1%	\$383,598	7%
2006	\$395,500	-14%	\$325,350	-6%	\$350,000	19%	\$397,000	-5%	\$384,450	0%
2007	\$399,900	1%	\$305,000	-6%	\$295,000	-16%	\$369,900	-7%	\$360,000	-6%
2008	\$426,500	7%	\$310,000	2%	\$261,500	-11%	\$329,900	-11%	\$335,000	-7%
2009	\$330,000	-23%	\$290,000	-6%	\$249,450	-5%	\$349,900	6%	\$334,575	0%
2010	\$338,000	2%	\$289,000	0%	\$271,000	9%	\$338,250	-3%	\$346,500	4%
2011	\$362,500	7%	\$280,000	-3%	\$262,000	-3%	\$360,000	6%	\$317,000	-9%
2012	\$422,969	17%	\$275,000	-2%	\$237,500	-9%	\$369,900	3%	\$354,250	12%
2013	\$370,000	-13%	\$283,850	3%	\$299,000	26%	\$385,250	4%	\$360,000	2%
2014	\$405,000	9%	\$320,000	13%	\$326,000	9%	\$366,500	-5%	\$373,950	4%
2015	\$430,400	6%	\$329,450	3%	\$288,500	-12%	\$380,000	4%	\$400,000	7%
2016	\$430,000	0%	\$354,950	8%	\$315,000	9%	\$403,000	6%	\$403,500	1%
2017	\$489,000	14%	\$369,950	4%	\$339,900	8%	\$460,000	14%	\$460,000	14%
2018	\$620,000	27%	\$385,500	4%	\$327,000	-4%	\$519,000	13%	\$484,000	5%

## MIDDLESEX NORTH REVENUE BREAKDOWN: 2001-2018

The registry of deeds collects revenue from five different sources:

- Recording Fees – standard fee set by legislature to record a document
- Excise Tax – tax on the sale of real estate based on sales price. Rate is \$2.28 per \$500
- CPA – surcharge on documents recorded to fund Community Preservation Act
- RoD Tech – surcharge of \$5 per document to fund technology for registries of deeds
- Copies - \$1 per page for document copies printed by registry. Fee set by legislature

Year	Rec Fees	Excise Tax	CPA	RoD Tech	Copies	Total Rev	Inc Prior Yr
2001	1,683,968	6,824,138	1,845,554	0	171,156	10,638,504	
2002	2,053,313	7,448,014	2,220,120	0	218,016	12,025,947	+13%
2003	9,939,032	10,711,657	2,838,190	525,110	340,542	25,769,725	+114%
2004	8,683,821	10,340,685	1,895,030	519,715	272,028	21,711,280	-16%
2005	7,845,005	11,807,727	1,703,090	470,540	179,386	22,004,809	+1%
2006	7,795,665	11,700,791	1,696,230	471,520	175,633	21,836,700	-1%
2007	5,544,661	9,099,832	1,276,270	352,410	59,984	16,333,427	-25%
2008	4,480,655	6,310,086	1,068,900	296,955	35,288	12,191,884	-25%
2009	5,322,095	5,139,387	1,251,800	347,565	25,679	12,086,526	-1%
2010	5,085,580	5,109,201	1,203,360	332,160	22,086	11,752,387	-3%
2011	4,622,670	4,631,891	1,106,980	310,785	18,898	10,691,224	-9%
2012	5,765,332	5,689,329	1,345,800	378,435	18,274	13,197,170	+23%
2013	5,513,380	7,232,687	1,255,050	352,600	14,593	14,368,310	+9%
2014	4,094,340	8,274,438	982,810	280,860	14,032	13,646,480	-5%
2015	4,691,101	9,419,659	1,114,200	317,115	15,686	15,557,761	+14%
2016	5,131,600	9,779,672	1,212,470	346,300	15,785	16,485,827	+6%
2017	4,583,300	10,239,988	1,096,820	313,681	15,229	16,249,066	-1%
2018	4,397,757	11,485,820	1,054,110	303,905	14,898	17,256,580	+6%

## RECORD BOOK PRODUCTION: 1855 - 2018

Type	Start Year	End Year	# of Years	Start Book	End Book	# of Books	# of Pages
Handwritten	1855	1924	69	1	702	702	421,000
Typewritten	1924	1949	25	703	1127	425	255,000
Microfilm print	1949	1995	46	1128	7510	6,383	2,790,500
Scanned print	1995	2001	6	7511	12442	4,932	1,479,600
Digital only	2001	2018	18	12443	32682	20,240	6,072,000
Totals			164			32,682	11,018,300

## REGISTRY NEWS FOR 2018



**Lowell Judicial Center** – Progress continues on the new Lowell Judicial Center which is the future home of the Middlesex North Registry of Deeds (and of the Superior Court, District Court, Juvenile Court, Probate Court, Housing Court, District Attorney’s office and other related judicial and governmental entities). The building is expected to open in the spring of 2020.

**Massachusetts Deed Indexing Standards (2018)** – The Massachusetts Registers of Deeds Association issued the fourth edition of the Massachusetts Deed Indexing Standards on January 1, 2018. Earlier editions had been promulgated in 2000, 2006 and 2008. This new version reflects statutes, court decisions, and technology that have been enacted, announced or implemented since 2008.

**New Computer System** – Work on a new statewide registry of deeds computer system got fully underway in 2018. The initial installation of this system is expected to occur sometime in 2019.

**Registered Land E-Recording** – Registries of deeds using the Browntech computer system all now accept electronic filings of registered land documents. A registered land electronic recording module for the ACS system which is used by the majority of registries in Massachusetts, has been developed and is being tested at the Plymouth Registry of Deeds. Whether to deploy this system to other registries depends on when the new computer system is expected to be installed at these other registries.

**New Registers of Deeds** – Four new registers of deeds were chosen in the November 2018 state election. They are Maria Ziemba in the Berkshire Northern District, Michelle Laramee-Jenny in Berkshire South, Cheryl Coakley-Rivera in Hampden and Kathryn Toomey in Worcester.