

Merrimack Valley

housingreport

An e-publication of UMass Lowell and the Middlesex North Registry of Deeds



University of
Massachusetts
Lowell

MIDDLESEX NORTH
REGISTRY OF DEEDS

NORTHERN ESSEX
REGISTRY OF DEEDS

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New Partner Joins the Merrimack Valley Housing Report

By Sarah Pike

Paul Iannuccillo of the Northern Essex Registry of Deeds is joining the Merrimack Valley Housing Report's team to create a more diverse and therefore more comprehensive report. Paul will provide data monthly on deeds, mortgages, foreclosures, and order of notices for the northern Essex area. He will also contribute as a writer.

M. Paul Iannuccillo was sworn-in on January 2, 2013 as the Northern Essex Register of Deeds. Richard Howe, Northern Middlesex Register of Deeds, administered the oath of office.

Paul is a graduate of St. John's Preparatory School in Danvers MA. He earned a Bachelor of Science Degree in Business Administration; concentration in Accounting and Finance from Merrimack College and is a graduate of Suffolk University Law School.

Paul served as a Lawrence City Councilor, District

"B" and was elected to the Massachusetts House of Representatives for the 16th Essex District. He was appointed to the Education, Health Care, Housing and Personnel Administration committees. He authored legislation to increase funding for public safety, school construction and to streamline the taking of blighted and abandoned properties for development and renewal.

Prior to serving as Register of Deeds, Paul was an Associate Counsel for the Office of House Counsel to the House of Representatives.

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Deeds, Mortgages, Foreclosures and Orders of Notice Recorded

January 2012 and January 2013 compared

	Haverhill		Lawrence		Lowell		Methuen	
	Jan-12	Jan-13	Jan-12	Jan-13	Jan-12	Jan-13	Jan-12	Jan-13
Deeds	86	84	56	66	92	110	51	70
Mortgages	144	181	78	104	172	267	141	200
Foreclosure Deeds	8	6	10	5	18	14	7	16
Orders of Notice	20	27	14	29	17	36	10	4

Town by Town Recording Statistics: 2003-2012

By Richard P. Howe Jr.

Our usual focus in the Merrimack Valley Housing Report is on cities such as Lowell, but the Middlesex North District has nine other communities in it. They are Billerica, Carlisle, Chelmsford, Dracut, Dunstable, Tewksbury, Tyngsborough, Westford and Wilmington. In this issue, I have presented in tabular form the number of deeds and mortgages recorded for each of these communities on a year-by-year basis beginning in 2003. Although that year may not have been the peak year of the housing boom, it was by far our busiest year in terms of the number of documents recorded.

The following table shows the number of deeds recorded annually for each of the ten communities in the Middlesex North District. It is ordered not alphabetically, but by volume in 2003. The community with the most deeds comes first.

Deeds Recorded by Town: 2003 to 2012

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Lowell	2920	2998	2339	2343	2065	1726	1654	1536	1496	1523
Dracut	1125	1060	780	757	684	574	644	577	585	698
Billerica	1122	1061	782	926	811	648	579	637	589	746
Chelmsford	1018	1192	806	794	811	720	687	648	668	794
Tewksbury	937	876	625	631	628	540	600	538	549	733
Westford	637	702	463	478	568	471	487	528	455	575
Wilmington	634	509	440	496	453	372	391	388	416	484
Tyngsboro	388	326	254	340	325	246	260	244	235	265
Carlise	138	141	116	126	114	84	94	96	103	117
Dunstable	125	100	75	101	61	59	50	80	57	69

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New Partner Joins Merrimack Valley Housing Report Con't from Pg 1

He is committed to changing the Registry's Website with easier user-friendly technology and is in the process of conducting a top-to-bottom review of the Registry with hopes that it can become more efficient and effective.

He plans to work with municipalities to develop more creative ways to use land records to help cities and town with property alert systems for informing communities of foreclosed properties.



Paul Iannuccillo
Register
Northern Essex Registry of Deeds

Looking to Showcase Your Vacancy or Looking to Move?

Community Teamwork Inc. (CTI) developed a new website designed to help landlords showcase their vacancies, and tenants to easily find them.

This free service is offered throughout the Merrimack Valley and the North Shore.

For more information go to:

www.nearlistings.org or contact Avi Glaser at aglaser@comteam.org

Town by Town Recording Statistics: 2003-2012 Con't from Pg 1

Below are the number of mortgages recorded annually for the same period. Note that while Dracut was number two in the volume of deeds recorded, it dropped to fifth place for the number of mortgages recorded.

Mortgages Recorded by Town: 2003 to 2012

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Lowell	9110	7641	7715	5832	4250	2673	2622	2434	2234	2794
Billerica	5723	3640	2985	2395	2024	1493	2066	1881	1757	2385
Chelmsford	4885	3103	2631	2125	1681	1221	1689	1486	1317	1838
Tewksbury	4698	3246	3043	2389	1742	1220	1490	1353	1137	1602
Dracut	5758	3679	3142	2788	2151	1504	1635	1833	1532	2112
Westford	4401	2289	1824	1430	1282	1196	1903	1841	1581	2103
Willmington	3535	2089	1821	1552	1243	930	1370	1297	1184	1546
Tyngsboro	2050	1296	1093	984	770	585	760	688	596	805
Carlise	841	448	369	299	258	244	370	349	291	396
Dunstable	637	337	290	240	194	173	230	224	172	222

A couple of observations: the table above shows how high the real estate market had risen during 2003 through 2005 and how low it plunged in the years after that. In some communities, however, the volume of both deeds and mortgages recorded in 2012 compare are the highest they have been since the collapse, providing further evidence of the slow and steady recovery of the real estate market.

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