

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS  
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR APRIL 2019

## SALES CONTINUE TO LAG, BUT MORTGAGE ACTIVITY SHOWS PROMISE

The spring market has not yet provided the bounce we typically get at this time of year. Register of Deeds John R. Buckley, Jr. reports that, "Plymouth County recorded 668 deeds in April. 798 deeds were recorded in March, so we had a 2% drop in monthly sales. We remain cautiously optimistic that the May and June activity will pick up." Thus far this year Plymouth County recorded 2,576 deeds compared to 2,776 at this time in 2018. This represents a 7% decrease from the 2018 sales activity. Average sales price has shown a modest 5% increase. In 2018, the average sale price year to date was \$408,960. The 2019 numbers calculate out to a year-to-date average price of \$417,535.

Register Buckley noted, "We continue to hear about the low inventory from the realtors and the real estate professionals. Certainly this is reflected in the modest decrease in the volume of sales." Buckley continued, "We still have a couple of months to go in the 2019 spring market, so it will be interesting to watch the sales numbers for May and June. We would love to see a big jump in the numbers, but I think it more likely that we will see modest improvement."

For the first time in recent memory, Plymouth County recorded more mortgages in a month than it recorded during the comparative month from the preceding year. In April, 2019, Plymouth County recorded 1,495 mortgages. Last April, Plymouth County recorded 1,451 mortgages. Although the increase is modest (3%), at least it is moving in the right direction. Refinance activity may be slowly turning around, or at least stabilizing a bit. By the end of April in 2018, we had recorded 5,605 mortgages and by the end of April, 2019, we recorded 5,181 mortgages. This remains an 8% decrease, but with the April numbers there is some hope for the future.

Similar to the last several months, the number of sales taking place by way of foreclosure continued to drop. Plymouth County recorded 102 foreclosure deeds year-to-date, down by 45% from the 184 foreclosure deeds recorded by this time in 2018. "Our numbers of foreclosure recordings continue to provide the best real estate news," commented Buckley.

Plymouth County also recorded far fewer notices to foreclose. Year-to-date 205 notices to foreclose have been recorded compared to the 345 recorded year to date in 2018. This represents a 41% drop in notice to foreclose recordings.

As part of our ongoing effort to share with the public some of America's earliest records and in recognition of Memorial Day, on Friday, May 31<sup>st</sup>, from 10:00 am to 3:00 pm, the Registry will display an original 17<sup>th</sup> century Plymouth Colony record legislating veterans' benefits. In 1636, the Colonial government enacted a law that "... if any man shall be sent forth as a souldier and shall returne maimed hee shall be maintained competently by the Collonie during his life." Laws, Part II, p. 38. 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](mailto:white@plymouthdeeds.org).

#### REAL ESTATE ACTIVITY THROUGH APRIL 2019 AS COMPARED TO THE SAME PERIOD IN 2018

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

2019 sales volume: 2,576  
2018 sales volume: 2,776  
(7% decrease)

2019 total sales value: \$1,075,570,456  
2018 total sales value: \$1,135,273,453  
(5% decrease)

2019 average sales price: \$417,535  
2018 average sales price: \$408,960  
(2% increase)

2019 mortgage volume: 5,181  
2018 mortgage volume: 5,605  
(8% decrease)

2019 average mortgage amount: \$285,066  
2018 average mortgage amount: \$280,850  
(2% increase)

2019 foreclosure deeds: 102  
2018 foreclosure deeds: 184  
(45% decrease)

2019 foreclosure notices: 205  
2018 foreclosure notices: 345  
(41% decrease)

# Foreclosures and Orders of Notice April 2019

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