

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 APRIL 2020

REFINANCES AND COVID 19 FORECLOSURE MORATORIUM

A plethora of refinance transactions has kept the Plymouth County Registry of Deeds busy, notwithstanding the Coronavirus. According to Register John R. Buckley, Jr., "These high numbers of mortgage recordings are surely being fueled by the historic low interest rates." The average 30 year fixed rate mortgage dropped to a record low 3.23%. Plymouth County has recorded 8,747 mortgages through April, 2020, a 69% increase over the 5,181 mortgages recorded a year ago at this time. April numbers provide an even more startling comparison. There were 2,719 mortgages recorded this April, compared to 1,495 mortgages recorded during April, 2019. This amounts to an 82% increase in recordings.

While the number of mortgage filings continue at a high rate, real estate sales have thus far held their own during these challenging times. Even with significant limitations in place, Plymouth County recorded 652 deeds in April, only 2% less than the 668 deeds recorded during April, 2019. Overall, Plymouth County has recorded 2,592 deeds through the first four (4) months of the year. During the same period last year, the Registry recorded 2,576 deeds. With Plymouth County showing a 1% increase in sales, Register Buckley noted, "Under what can only be described as a daunting environment, it is remarkable to see that the real estate market has thus far been able to hold its own."

The average sale price, one of several indicators of the market's health, continues to hold steady and is actually up 6% over this period in 2019. At \$442,575 through the first four months of 2020, Plymouth County's average sale price compares favorably to the \$417,535 average at this time in 2019.

Foreclosure activity, like the previously noted mortgage activity, presents some amazing data. While the 18 foreclosure deeds recorded in April compares to the 22 foreclosure deeds recorded in April, 2019, the recordings of foreclosure notices do not. The number of notices initiating new foreclosure recorded in April is down 96%. In April, 2020, there were only 2 foreclosure notices recorded, compared to the 57 notices that were recorded in April, 2019. "The emergency legislation signed by Governor Baker that stays foreclosures (excepting abandoned properties), has brought this activity to a virtual standstill," said Register Buckley.

Overall, the numbers of foreclosures and notices to foreclose are similar to the 2019 numbers. Plymouth County has recorded 99 foreclosures this year compared to 102 foreclosures recorded through this time last year. There have been 201 foreclosure notices recorded through April, compared to the 205 foreclosure notices recorded through April, 2019.

As part of our ongoing effort to share with the public some of America's earliest records and in recognition of Law Day (May 1), Register Buckley will (hopefully) make the first written declaration of the right to trial by jury legislated in this country available for viewing at the Registry. Register Buckley said, "The original colonial record, a vote of the Plymouth Colony Court, dated December 17, 1623, in which the Pilgrims codified the right to trial by jury, will be displayed in the Plymouth Colony Records Storage and Reading Room in Plymouth on May 29th from 10:00 am to 3:00 pm." 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. In case the building remains closed to the public we have attached a copy of this historic record. Call Lorna Green-Baker at (508) 830-9290 for further information. If you would like to receive the monthly report by e-mail, please contact Assistant Register of Deeds Timothy H. White at white@plymouthdeeds.org.

REAL ESTATE ACTIVITY THROUGH APRIL 2020
AS COMPARED TO THE SAME PERIOD IN 2019

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

2020 sales volume: 2,592

2019 sales volume: 2,576

(1% increase)

2020 total sales value: \$1,147,153,664

2019 total sales value: \$1,075,570,456

(7% increase)

2020 average sales price: \$442,575

2019 average sales price: \$417,535

(6% increase)

2020 mortgage volume: 8,747

2019 mortgage volume: 5,181

(69% increase)

2020 average mortgage amount: \$323,799

2019 average mortgage amount: \$285,066

(14% increase)

2020 foreclosure deeds: 99

2019 foreclosure deeds: 102

(3% decrease)

2020 foreclosure notices: 201

2019 foreclosure notices: 205

(2% decrease)

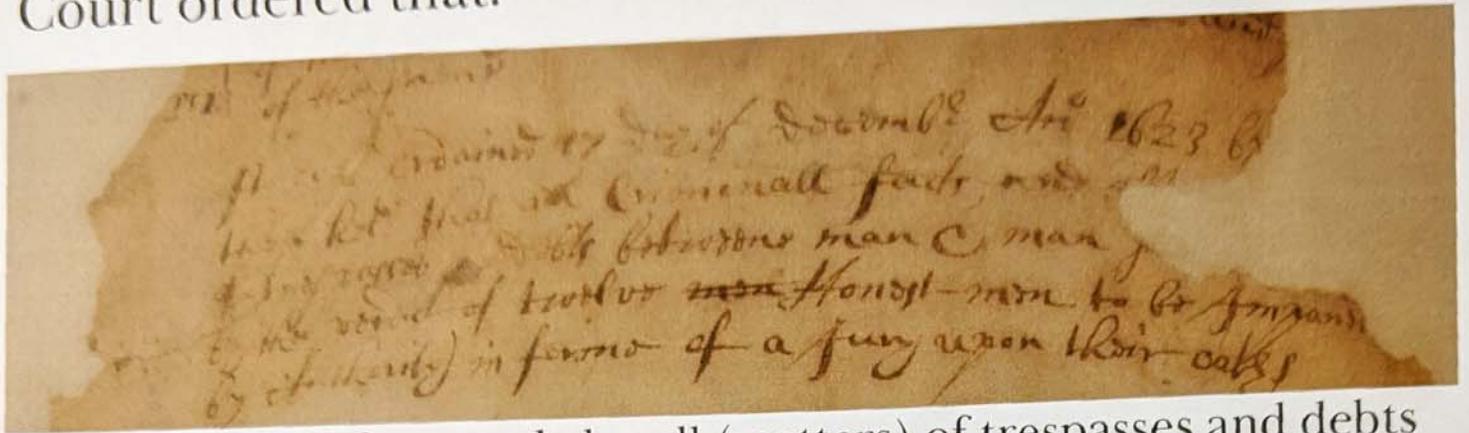
Foreclosures and Orders of Notice

April 2020

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

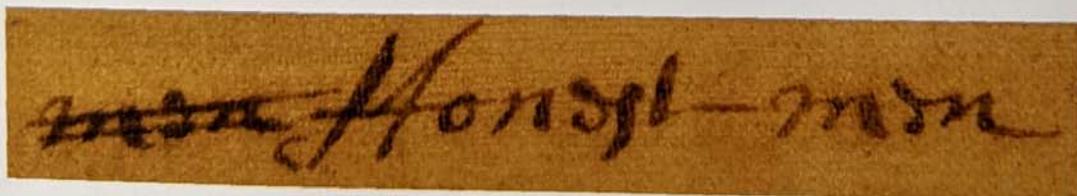
Right to Trial by Jury

The right to trial by jury was the first law written in America when on December 17, 1623, the Colonial Court ordered that:



“... all Criminall facts, and also all (matters) of trespasses and debts betweene man & man should (be tried) by the verdict of twelve ~~men~~ Honest men to be Impanelled by Authority in forme of a Jury upon their oaths.”

The Colonists brought with them the old English law of trial by jury. With the landing at Plymouth Rock, the right to a trial before a jury of one's peers has been guaranteed throughout the history of Massachusetts and the United States.



Picture yourself at the table next to the colonists as they debated the proper language, striking twelve “men” and replacing it with twelve “honest men.”