

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR APRIL 2022

MORTGAGE, SALES AND FORECLOSURE NUMBERS SEEM TO BE HEADED IN THE WRONG DIRECTION

The spring market has begun without the bounce we typically get at this time of year. Register of Deeds John R. Buckley, Jr. reports that, "Plymouth County recorded 717 deeds in April. 725 deeds were recorded in March, so we had a 5% drop in monthly sales. Whether May and June activity will pick up remains to be seen." Thus far this year Plymouth County recorded 2,658 deeds compared to 2,931 at this time in 2021. This represents a 9% decrease from the 2021 sales activity. Average sales price has shown an 11% increase. In 2021, the average sale price year to date was \$506,401. The 2022 numbers calculate out to a year-to-date average price of \$561,614.

Plymouth County recorded 1,891 mortgages in April. This represents only a 1% drop from the 2,158 mortgages recorded in March. However, it is the total recordings for the year that show the dramatic decline in recordings compared to last year. By the end of April, 2021, Plymouth County had recorded 14,055 mortgages, and by the end of April, 2022, the number of recordings was slashed by 45%. 7,716 mortgages have been recorded this year through the end of April. Register Buckley noted that, "These numbers, although not unexpected, are concerning as I believe that with interest rates continuing to rise, the number of recordings could worsen. I believe that refinances are pretty much done for a while, and historically continued increases in the interest rates affect the sales numbers."

Similar to the last couple of months, the number of sales taking place by way of foreclosure continues to rise. Plymouth County recorded 31 foreclosure deeds year-to-date, up by 29% from the 24 foreclosure deeds recorded by this time in 2021. Plymouth County is recording significantly more notices to foreclose. With the expiration of the moratorium, lenders are now moving forward with a back log of mortgages in arrears. Each month in 2022 has seen a 100% plus increase in recordings. January, 2022 showed a 173% increase, compared to filings in January, 2022, February showed a 213% increase, March a 117% increase, and April has recorded 200% more notices to foreclose than were recorded in April, 2021. Year-to-date 146 notices to foreclose have been recorded compared to the 54 recorded year to date in 2021. This represents an overall increase of 170% in notice to foreclose recordings.

As part of our ongoing effort to share with the public some of America's oldest records, and recognizing the limitations in place due to the coronavirus, we are attaching a copy of one of the more famous 17th century records. On May 22, 1627, the Division of Cattle was recorded in the Plymouth Colony Records. "At a publique court held ... it was concluded ... that the cattell wch were the Companies, to wit, the Cowes & the Goates should be equall devided to all the psonts... & that every one should well and sufficiently pvid for there owne pt under penalty of forfeiting the same." Deeds, Vol. 1, pp. 50-57 (1627). The importance of this record is two-fold. First, it shows when and how the colonists moved away from a communal living approach to a more capitalistic one, based on private property rights. Secondly, this record provides a census of all residents of the colony in 1627, as the Company divided the households into 12 groups of 13 persons, including women and children. Thus, we know that there were 156 people living in the Colony at this time. When conditions permit we will resume our monthly display of these wonderful and historic documents in the Plymouth Colony Records Reading Room here at the Registry of Deeds.

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.

REAL ESTATE ACTIVITY THROUGH APRIL 2022
AS COMPARED TO THE SAME PERIOD IN 2021

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

2022 sales volume: 2,658

2021 sales volume: 2,931

(9% decrease)

2022 total sales value: \$1,492,768,886

2021 total sales value: \$1,484,261,350

(1% increase)

2022 average sales price: \$561,614

2021 average sales price: \$506,401

(11% increase)

2022 mortgage volume: 7,716

2021 mortgage volume: 14,055

(45% decrease)

2022 average mortgage amount: \$347,671

2021 average mortgage amount: \$339,693

(2% increase)

2022 foreclosure deeds: 31

2021 foreclosure deeds: 24

(29% increase)

2022 foreclosure notices: 146

2021 foreclosure notices: 54

(170% increase)

Foreclosures and Orders of Notice April 2022

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	3
BRIDGEWATER	1	1
BROCKTON	4	5
CARVER	0	2
DUXBURY	0	0
EAST BRIDGEWATER	0	1
HALIFAX	0	1
HANOVER	0	0
HANSON	0	0
HINGHAM	0	0
HULL	0	3
KINGSTON	0	1
LAKEVILLE	0	0
MARION	0	0
MARSHFIELD	0	2
MATTAPOISETT	0	0
MIDDLEBORO	0	5
NORWELL	0	0
PEMBROKE	0	1
PLYMOUTH	2	8
PLYMPTON	1	0
ROCHESTER	0	0
ROCKLAND	1	1
SCITUATE	0	0
WAREHAM	0	4
WEST BRIDGEWATER	0	0
WHITMAN	0	4

1627 }

At a publick court holden the 22th of May, it was concluded by the whole Company, that the cattell which were the Companys, to wit, the Cowes & the Goats should be equally divided to all the parts of the same Company for the term of the expiration of ten yeares after the date above written, & that every one should well and sufficiently provide for his own part under penalty of forfeiting the same

That the old stock which shall be increased should remain for some time to be divided at hand of the said terms or otherwise at gratious fallow out, & the other shall be their own for ever

Upon the agreement here above equally divided by lot as at the burden of the keeping the male when being should be borne for common use by those to whose lot the best cowes should fall & so the lots fall as followeth of the same parts being apportioned to one lot

1 The first lot fell to Francis Wooke & his Company bound to him his wife Goston Wooke

- 3 John Wooke
- 4 Jacob Wooke
- 5 Hans & oke
- 6 Goston Wooke
- 7 Mary Wooke
- 8 Moses Simonson
- 9 Phillip Dolanoy
- 10 Experience Mingeall
- 11 John ffance
- 12 Joshua Pratt
- 13 Benjamin Pratt

The 2nd lot fell to the least of the 4 black cowes & one in the Jarob and two free goats

2 The second lot fell to Mr Isaac Allerton & his Company bound to him his wife ffance Allerton

- 3 Bartholomew Allerton
- 4 Remondor Allerton
- 5 Mary Allerton
- 6 Sarah Allerton
- 7 Godber Godberfon
- 8 Sarah Godberfon
- 9 Simuell Godberfon
- 10 Marva Priest
- 11 Sarah Priest
- 12 Edward Drumguffe
- 13 John Wratstone

The 3rd lot fell to the best black cow & one in the Dan to which you must keep the lesser of the two steards