

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 DECEMBER, 2020

2020 A GOOD YEAR FOR PLYMOUTH COUNTY REAL ESTATE MARKET

A busy December put Plymouth County over 10,000 sales transactions for 2020. Plymouth County saw the number of refinances rise dramatically during the year, while the number of foreclosure sales slowed throughout the county. Plymouth County Register of Deeds John R. Buckley, Jr. described the year's real estate activity as "one that exceeded all predictions."

Amazingly the above summary is identical to our December summary of Plymouth County real estate transactions last year. However, with the onset of the pandemic the similarities end there. Register John R. Buckley, Jr. reports that "We have been able to remain open for business despite the pandemic, but we have had to alter the way we do business. We are closed to the public and have been since March. Recordings can be dropped off at a designated location in our Plymouth, Rockland, and Brockton buildings, or they can be recorded on-line or sent by mail." Electronic recordings for recorded land are the highest ever, coming in around 80%, compared to the more normal 40-50% range.

Plymouth County recorded 10,694 deeds in 2020, up 3% from the 10,424 deeds recorded in 2019. Recordings averaged over 1,100 a month for the last three months of the year, a time that historically recordings slow down. Considering the physical limitations in place due to Covid19, these numbers are impressive. In addition, our staff recorded 148,766 recordings in 2020, compared to 130,401 recorded in 2019, representing a 13% increase.

Even more impressive were the mortgage numbers. With historic low interest rates, Plymouth County recorded 46% more mortgages in 2020, than were recorded in 2019. Plymouth County recorded 34,094 mortgages in 2020, compared to 23,332 mortgages recorded in 2019. December recordings were the highest of the year coming in at 3,517.

The number of foreclosure deeds recorded in 2020, were significantly less than the number of foreclosure deeds recorded in 2019, in large part due to the federal and state moratoriums on foreclosures. 163 foreclosures were recorded this year and 318 foreclosures were recorded in 2019. There were 250 notices to foreclose, the first step in the foreclosure process were recorded in 2020, compared to 725 foreclosure notices recorded in 2019. This represents a 66% decrease. Like foreclosures the notices were stayed during the federal and state moratoriums.

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 the original inventory for the will of Captain Myles Standish found in the

Plymouth Colony records, Court Orders, Vol. III, p. 112. The Inventory gives us insight into life in the 1600's, as it includes Standish's home, an outhouse, muskets, guns, bibles, beds, a still, beer casks, & farm animals. Captain Standish executed his will on March 7, 1655. In his will, after providing for his wife Barbara, his children, and his grandchildren, he left forty shillings to his servant John Irish Junir. Wills, Volume 2, at page 37. 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. In the meantime please stay safe and healthy.

Finally, Register Buckley recognizes the outstanding service of the Registry staff in 2020. "I applaud our staff for their hard work and their dedication during these trying times," said Register Buckley. 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 FOR CALENDAR YEAR 2020 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: 10,694
2019 sales volume: 10,424
(3% increase)

2020 total sales value: \$5,247,046,890
2019 total sales value: \$4,587,530,974
(14% increase)

2020 average sales price: \$490,653
2019 average sales price: \$440,093
(11% increase)

2020 mortgage volume: 34,094
2019 mortgage volume: 23,332
(46% increase)

2020 average mortgage amount: \$339,037
2019 average mortgage amount: \$314,458
(8% increase)

2020 foreclosure deeds: 163
2019 foreclosure deeds: 318
(49% decrease)

2020 foreclosure notices: 250
2019 foreclosure notices: 725
(66% decrease)

2020 documents recorded 148,766
2019 documents recorded 130,401
(13% increase)

Foreclosures and Orders of Notice December 2020

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

