

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR FEBRUARY 2021

PLYMOUTH COUNTY REAL ESTATE STAYS BUSY

It was one year ago when we sent out our last pre-Covid19 newsletter. With a recent drop in the interest rate at that time, we were hopeful that the spring would bring a busy real estate market. Notwithstanding the onslaught of the pandemic we saw a healthy and active real estate market for all of 2020. Register John R. Buckley, Jr. notes, "Without our essential and dedicated Registry staff we would never have been able to navigate the challenges of Covid19." With the end of the pandemic in sight, we now look towards 2021.

Plymouth County recorded 568 deeds in February compared to 562 transactions in 2020. "Notwithstanding the lifestyle limitations forced on all of us due to the pandemic, the sale numbers remain strong despite the low inventory," said Register of Deeds John R. Buckley, Jr. Through February, 2021, there were 1,276 deeds recorded in Plymouth County, representing an 3% increase in sales transactions over last year. At the close of February, 2020, Plymouth County had recorded 1,234 sales transactions. Keep in mind that the numbers for January and February last year were pre-Covid19.

Mortgage activity remains outstanding, primarily due to refinances. In February there were 3,155 mortgages recorded, 92% higher than the 1,799 recorded in 2020. Through February, Plymouth County recorded 6,545 mortgages, 79% more than the 3,661 mortgages recorded through February, 2020. A year ago we wondered if the refinance splurge would quiet down, but with interest rates at historic lows, the mortgage activity continues to grow.

Plymouth County recorded 7 foreclosure deeds in February, compared to 28 recorded last February, representing a 79% decline. The news on foreclosure notices, the first document to reach the Registry in the foreclosure process, was consistent with the foreclosure news. Plymouth County recorded 11 home foreclosure notices in February, 2021, compared to 69 home foreclosure notices recorded in February, 2020, an 85% decline. The government moratorium continues to keep these numbers down.

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 a couple of Plymouth Colony records that inform us about the strict Puritan-like

code the Colonists followed. In 1639, a law was passed that “whosoever shall prophanly Swear or curse by the Name of God ... shalbee sett in the Stockes soe it exceed not three houres ...” Also in 1639, a law was passed making it illegal to “...Solemne Compaction or conversing wth the divell by way of witchcraft conjuracon or the like.” To insure that the laws were carried out throughout the colony, “It is enacted ... that in euery township ... there shalbee a paire of Stockes and a whiping post erected ...” Laws, Part I, at page 15, and Laws, Part II, at pages 27-28.

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.

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 FEBRUARY 2021 COMPARED TO THE SAME PERIOD IN 2020

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

2021 sales volume: 1,276

2020 sales volume: 1,234

(3% increase)

2021 total sales value: \$620,872,945

2020 total sales value: \$532,392,875

(17% increase)

2021 average sales price: \$486,578

2020 average sales price: \$431,437

(13% increase)

2021 mortgage volume: 6,545

2020 mortgage volume: 3,661

(79% increase)

2021 average mortgage amount: \$337,748

2020 average mortgage amount: \$313,858

(8% increase)

2021 foreclosure deeds: 13

2020 foreclosure deeds: 53

(75% decrease)

2021 foreclosure notices: 22

2020 foreclosure notices: 147

(85% decrease)

Foreclosures and Orders of Notice

February 2021

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