

# PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

[www.plymouthdeeds.org](http://www.plymouthdeeds.org)

JOHN R. BUCKLEY, JR., Esquire  
REGISTER

TIMOTHY H. WHITE, Esquire  
ASSISTANT REGISTER

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 FEBRUARY 2022

## **MORTGAGES HAVE BIG DROP AND FORECLOSURES ON THE RISE**

With spring on the horizon, the million dollar question is what the spring market will look like. Register John R. Buckley, Jr. reports that "Although we saw a slow down during the winter months, this is expected. What remains to be seen is whether the market will bounce back as it customarily does in the spring." Buckley added, "Usually sales will climb through the spring and peak in the summer as they typically do each year. Whether that happens in 2022, remains to be seen, especially considering the low inventory and the recent increases in interest rates. Certainly, matching last year's transaction numbers will be challenging. Keep in mind that in during calendar 2021, we recorded the highest number of documents, 164,582, since 2005."

Plymouth County recorded 555 deeds in February, bringing the early year-to-date total to 1,216. This is the fewest deeds recorded in a month since February, 2019, when 538 deeds were recorded. "It is much too early to predict any sort of trend for the year, but through the first two months, we have seen a small decrease in the number of closings that we reported at this time in 2021," said Register Buckley. Through February, 2022, there were 1,216 deeds recorded in Plymouth County, representing a 5% decrease in sales transactions from the 1,276 sales recorded in 2021. Somewhat compensating for the slight shortfall in sales, the average sales amount increased by 12%. In 2022, the average sales amount is \$545,880. In 2021, the average sales price was \$486,578.

Mortgages took a significant drop. Through February, Plymouth County recorded 3,667 mortgages, 44% less than the 6,545 mortgages recorded through February, 2021. The 1,747 mortgages recorded in February were the fewest recorded since April, 2019. With interest rates starting to climb this number demands further monitoring. Hopefully the spring market will help with these numbers. The average mortgage amount shows a modest 2% increase from \$337,748 in 2021, to \$344,942 in 2022.

While mortgages have been reaching the Registry of Deeds at a decreased pace, the real estate activity in the area of foreclosures continues to climb. The number of foreclosure deeds recorded over the course of the first two months of 2022 is up 8% compared to last year, from 13 to 14. The number of notices recorded to initiate new foreclosure proceedings is where we see significant movement. Foreclosure notices are up by 195% through the first two months of the year, from 22 in 2021, to 65 this year. Register Buckley cautioned that the number of foreclosure notices should be watched as we get deeper into the year.

As part of our ongoing effort to share with the public some of America's earliest records, on Friday, March 30<sup>th</sup>, from 10:00 am to 3:00 pm, the Registry will display an original Plymouth Colony record that sets out the local government structure that we still follow today. 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 Plymouth Colony Court Order "It is enacted by the Court That in every Towne ... there be three or five Chosen by the Townsmen out of the freemen ... for the better managing of the affaires of the respectiue Townshipes." Laws, Part II, p. 88 (1658).

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](mailto:white@plymouthdeeds.org).

REAL ESTATE ACTIVITY THROUGH FEBRUARY 2022  
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: 1,216  
2021 sales volume: 1,276  
(5% decrease)

2022 total sales value: \$663,790,109  
2021 total sales value: \$620,872,945  
(7% increase)

2022 average sales price: \$545,880  
2021 average sales price: \$486,578  
(12% increase)

2022 mortgage volume: 3,667  
2021 mortgage volume: 6,545  
(44% decrease)

2022 average mortgage amount: \$344,942  
2021 average mortgage amount: \$337,748  
(2% increase)

2022 foreclosure deeds: 14  
2021 foreclosure deeds: 13  
(8% increase)

2022 foreclosure notices: 65  
2021 foreclosure notices: 22  
(195% increase)

# Foreclosures and Orders of Notice February 2022

---

<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	0	2
BRIDGEWATER	0	1
BROCKTON	2	9
CARVER	0	1
DUXBURY	0	1
EAST BRIDGEWATER	0	0
HALIFAX	0	0
HANOVER	0	1
HANSON	1	2
HINGHAM	0	0
HULL	1	1
KINGSTON	0	0
LAKEVILLE	0	0
MARION	0	0
MARSHFIELD	1	2
MATTAPOISETT	0	0
MIDDLEBORO	0	2
NORWELL	0	0
PEMBROKE	1	1
PLYMOUTH	2	4
PLYMPTON	0	1
ROCHESTER	0	1
ROCKLAND	0	1
SCITUATE	0	0
WAREHAM	0	2
WEST BRIDGEWATER	0	1
WHITMAN	1	2

Part 16  
It is enacted by the Court that in every County of this Province  
there be three or five good men Chosen by the Sheriff out of the freemen  
of the respective Shires; and that the best men in every County or the  
major part of them are to be summoned to hear and determine all  
differences arising between you and some within their respective  
Counties not exceeding forty shillings; as also they are to be  
summoned to hear and determine all differences arising between  
freeholders and the English of the respective Counties about damages  
done in town by the common streets or any other benefit belonging to the  
inhabitants of the said respective Counties; and that the determination  
of the above said differences not being satisfied as was aforesaid; the party  
aggrieved to petition to some Justice for a warrant to be taken by  
warrant by distress

It is further enacted by the Court that the said best men in every  
County, approved by the Court or any of them shall have power  
to give forth summons in their respective Counties to require any of the  
parties complained of to attend the hearing of the case and to furnish  
witnesses to give testimony upon that account and to determine  
of the controversy according to legal evidence; and that the party  
aggrieved shall be bound to attend the hearing of the case and to furnish