

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## A SLOW DOWN FOR PLYMOUTH COUNTY REAL ESTATE IN SALES AND MORTGAGES

The number of deeds recorded this month dropped from the number of deeds recorded in January, 2021. There were 661 deeds recorded in Plymouth County, compared to the 708 deeds recorded last January. This represents a 7% decrease in sales. Register John R. Buckley, Jr. said, "We are definitely seeing a slow-down in recordings, but it is noteworthy that the January, 2022 activity is almost equal to the pre-Covid-19 numbers of January, 2020. Two years ago we recorded 672 deeds. Given that last year's numbers were the highest since 2005, the 2020 numbers might provide a better perspective to consider." The average sales price in January was \$553,451 compared to the \$489,987 average sales price last January. Low inventory of properties on the market remains a factor in the number of transactions. Time will tell whether the inventory increases for the upcoming spring market.

Like the afore-mentioned sales numbers, the mortgage numbers also show a reduction in recordings. Plymouth County recorded 1,920 mortgages in January, 43% fewer than the 3,390 mortgages recorded during January, 2021. Similar to the sales numbers, the 1,920 mortgages recorded in January, 2022, are more comparable to the 1,862 mortgages recorded in pre-Covid-19 January, 2020. "Clearly people have taken advantage of the low interest rates to reduce their monthly payments. It is also clear that you reach a point when most, if not all, have refinanced their mortgage and that the re-finance market begins to dry up," added Register Buckley.

With the end of the foreclosure moratorium, lenders are re-activating their foreclosure departments. The number of foreclosure notices is where this is most evident. Foreclosure notices are the first document to reach the Registry in the foreclosure process. In January, 2022, the Plymouth County Registry of Deeds recorded 30 foreclosure notices compared to the 11 foreclosure notices recorded in January, 2021. This represents a whopping 173% increase in filings. The number of January recordings is not as high as the pre-Covid-19 number of recordings, 78 recorded in January, 2020, but the upward trend is apparent.

Plymouth County recorded 5 foreclosure deeds in January, compared to 6 recorded last January. In January, 2020, the Registry recorded 25 foreclosure deeds. “As the intent to foreclose notice process moves forward, foreclosure deed recordings will climb,” commented Register Buckley.

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 that “the seuerall Townshipes ... ought to take into their serious consideration That ... there may be a Scoolmaster sett vp to traine vp children to reading and writing.” Laws, Part II, p. 87 (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 FOR JANUARY 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: 661  
2021 sales volume: 708  
(7% decrease)

2022 total sales value: \$365,830,921  
2021 total sales value: \$346,910,759  
(5% increase)

2022 average sales price: \$553,451  
2021 average sales price: \$489,987  
(13% increase)

2022 mortgage volume: 1,920  
2021 mortgage volume: 3,390  
(43% decrease)

2022 average mortgage amount: \$358,757  
2021 average mortgage amount: \$339,536  
(6% increase)

2022 foreclosure deeds: 5  
2021 foreclosure deeds: 6  
(17% decrease)

2022 foreclosure notices: 30  
2021 foreclosure notices: 11  
(173% increase)

# Foreclosures and Orders of Notice January 2022

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	1	2
BRIDGEWATER	0	1
BROCKTON	2	7
CARVER	0	2
DUXBURY	0	0
EAST BRIDGEWATER	0	2
HALIFAX	0	1
HANOVER	0	0
HANSON	0	0
HINGHAM	0	0
HULL	0	2
KINGSTON	0	1
LAKEVILLE	0	2
MARION	0	0
MARSHFIELD	0	0
MATTAPOISETT	0	0
MIDDLEBORO	0	0
NORWELL	0	1
PEMBROKE	0	1
PLYMOUTH	0	2
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	0	2
SCITUATE	0	0
WAREHAM	2	1
WEST BRIDGEWATER	0	1
WHITMAN	0	1

As a consequence of the Court into the several Counties of this  
Province and a charge they ought to take into their hands and  
shall from time to time be taken that in every County there may be  
two or three of the most famous and experienced

of the County of each mill and Company of this Province  
The Court to gather in all fines which law or shall belong to  
the same

As ordered by the Court and the Authorities thereof that  
shall not pay any fine which is or shall be ordered  
by the said Court is hereby authorized  
first by virtue of the said office without any further order

Whereas the County of Bristol is referred a petition to this Court  
requesting that the several Counties of this Province may be more  
thoroughly and more speedily surveyed and assessed  
that the several Counties of this Province may be more  
thoroughly and more speedily surveyed and assessed  
may if they please