

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES AND MORTGAGES LAG, FORECLOSURE ACTIVITY CONTINUES TO CLIMB

Register John R. Buckley, Jr. reports, "Once again, with the close of FY 2022, the Registry of Deeds provided the primary revenue stream for the County. Over the last several years the Registry has brought 60%-70% of all County revenues. This past fiscal year the Registry brought in over \$7 million." Over the last three (3) years the Registry has distributed approximately \$21 million dollars to Plymouth County operations.

For the first time this year Plymouth County saw more closings than the corresponding month in 2020 and 2021. Plymouth County recorded 936 deeds in June, 2022, less than the 1,127 closings in June, 2021, but more than the 836 closings recorded in June, 2020. This represents a significant drop in sales compared to last June, 17%, but it does represent the most monthly sales we have seen this year. Through the first half of this year, Plymouth County recorded 4,389 deeds, down from 4,981 recorded during the same period in 2021.

Sale prices continue to increase. The average sales price in 2022, is 12% higher than the average sales price of a home in 2021. The average sales price for a home in 2022, is almost \$600,000 coming in at \$596,797. The average sales price at this time last year was \$532,214. "We've seen sale prices rise steadily for a number of years," noted Register Buckley, "so we certainly are watching as the increases appear to be moderating a little bit." In terms of commerce generated through Plymouth County real estate sales, the total value sales through June of this year reached \$1.619 billion.

Buckley also reported on the continuing decline in refinance activity. Plymouth County recorded 1,811 mortgages in June, down from the 3,115 in June, 2021. Through the first half of the year, Plymouth County recorded 11,320 mortgages, representing a 44% decline from the 20,121 mortgages recorded through the same period last year. At the same time, the average amount of each mortgage has increased 2%, from \$343,805 through June of 2021, to \$351,598 this year. In total, Plymouth County has recorded almost \$4 billion in mortgages through June of this year.

As it does throughout the country, new foreclosure activity continues to pick up with the end of the moratorium. Buckley reported 29 notices to foreclose were recorded in June, 2022. That figure brings the total number of notices recorded in 2022 to 208, representing an increase of 129% over the 90 recorded during the first half of 2021.

Actual foreclosures, however, still have not caught up with pre-Covid numbers. Thus far this year Plymouth County has recorded 48 foreclosure deeds. Although this number is significantly more than the 30 deed foreclosures recorded last year at this time, it trails the 108 foreclosure deeds recorded through June, 2020.

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 17th century colonial government record that not only did not recognize any separation between church and state, it promoted a religion. "And for the quickening and Incurragement of the well affected ... this Court takeing into their serious consideration the great need thereof in every plantation as to the propagation of the Gospell and flourishing of Religion ... do hereby declare their reddines to assist such well affected ,, by putting forth their power ... for the raising of comfortable and competent maintenance for such able faithfull men as shalbe procured in such Townships and make it their worke to attend vpon the minnistry of the Word of God amongst them" Laws, Part II. P. 86 (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.

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 JUNE 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: 4,389

2021 sales volume: 4,981

(12% decrease)

2022 total sales value: \$2,619,343,920

2021 total sales value: \$2,650,960,000

(1% decrease)

2022 average sales price: \$596,797

2021 average sales price: \$532,214

(12% increase)

2022 mortgage volume: 11,320

2021 mortgage volume: 20,121

(44% decrease)

2022 average mortgage amount: \$351,598

2021 average mortgage amount: \$343,805

(2% increase)

2022 foreclosure deeds: 48

2021 foreclosure deeds: 30

(60% increase)

2022 foreclosure notices: 206

2021 foreclosure notices: 90

(129% increase)

Foreclosures and Orders of Notice June 2022

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	1
BRIDGEWATER	1	1
BROCKTON	3	6
CARVER	0	0
DUXBURY	0	3
EAST BRIDGEWATER	0	0
HALIFAX	0	0
HANOVER	0	0
HANSON	0	1
HINGHAM	0	0
HULL	1	1
KINGSTON	0	0
LAKEVILLE	0	1
MARION	0	1
MARSHFIELD	0	1
MATTAPOISETT	1	0
MIDDLEBORO	0	1
NORWELL	0	0
PEMBROKE	1	1
PLYMOUTH	0	2
PLYMPTON	0	0
ROCHESTER	0	0
ROCKLAND	0	2
SCITUATE	0	0
WAREHAM	0	5
WEST BRIDGEWATER	0	0
WHITMAN	0	2

... that the Councils ...
... to better satisfaction, both in Civil and Ecclesiastical respects, especially
... to recruit an able body of men for the service of the
... and for their quickening and advancement in
... that all such lands to be given to the
... though not inhabited, shall be liable to be sold in some
... for the defraying of such charges as shall be
... the said

For the quickening and advancement of the said affected
... in any other plantation within the Government
... active and way, this is to be taken in the most serious
... need thereof in any plantation as to the navigation
... of the said Religion to be good and sound and
... of the world as a good of the Government
... of lands to be disposed of in such manner
... incumbent on them, and also to be willing to assist
... affected as aforesaid, by giving forth their own
... for the raising of comfortable and sufficient maintenance
... able faithful men as shall be required in such
... and it shall be lawful to affect upon the ministry of the
... amongst them from all such restrictive laws
... any such lands according to such former orders
... as shall be
... grounded in such case,