

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS  
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR MARCH 2019

## EARLY SPRING MARKET REBOUNDS FOR SALES & MORTGAGES

There is a saying that March can come in like a lion and go out like a lamb. In the context of Plymouth County real estate activity the opposite was true for March, 2019. The activity started very slowly, but finished with a bang. Hopefully this is a sign a good things to come.

Plymouth County recorded 798 deeds in March, almost matching the 799 deeds recorded in March of 2018. With 1,098 sales recorded through the first quarter of 2019, the Registry has seen a 7% decrease from the 2,043 sales recorded in the first quarter of 2018. The average Plymouth County sale price climbed through the first quarter of 2019. At \$416,182, the average sale price rose 3% from the \$402,156 average through the first quarter last year.

“With the beginning of the spring market we are hopeful that the sales numbers will continue to rise in Plymouth County,” said Register John R. Buckley, Jr. Like the sales numbers, and thanks to a late month surge, mortgages came close to matching the March, 2018 numbers. Plymouth County recorded 1,485 mortgages in March of 2018. In March of this year, Plymouth County recorded 1,443 mortgages. The 3,686 mortgages recorded over first three months of 2019 represents an 11% decline from the 4,154 mortgages recorded in the first quarter of 2018.

The trend that continues to show the most strength according to Buckley is the continued reduction in foreclosure filings. Plymouth County recorded 21 foreclosure deeds in March, the lowest volume it has seen in four (4) years. Through the first quarter of 2019, the Registry of Deeds recorded 80 foreclosure deeds, 45% less than the 145 foreclosure deeds recorded in the first quarter of 2018.

The Register does not foresee a change in that trend any time soon. “We recorded fewer notices initiating new foreclosures last month than we recorded in five (5) years,” Register Buckley reported. Plymouth County recorded 38 foreclosure notices in March, bringing the total for the quarter to 148. In the first quarter of 2018, Plymouth County recorded 261. “That translates to a decrease of 43% in the first quarter,” Buckley explained. “This remains a significant source of good news for the county,” added Buckley.

As part of our ongoing effort to share with the public some of America's oldest records, on April 26<sup>th</sup>, from 9:00 am to 3:00 pm, the Registry will display an original Plymouth Colony record that documents how the Pilgrim government offered incentives to tradesmen to work their trade, thereby assuring the community that their needs would be met. In 1640, the colonial court enacted that "Willm Maycumber is graunted the wood fitt for coopery (the making of containers, barrels, and the like) growing vpon Wood Island, ... so long as he followeth his trade, and forbidding all others to cutt any there except for the loading of boat and vessells to carry away the hey." Court Orders, Part I, p. 242, 1633-1651. The Plymouth Colony Records, Storage and Reading Room is located on the second floor of the Plymouth County Registry building at 50 Obery Street, Plymouth. Call Lorna Green-Baker at (508) 830-9290 for further information.

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 MARCH 2019 AS COMPARED TO THE SAME PERIOD IN 2018

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

2018 sales volume: 2,043  
2019 sales volume: 1,908  
(7% decrease)

2018 total sales value: \$821,603,903  
2019 total sales value: \$794,075,544  
(3% decrease)

2018 average sales price: \$402,156  
2019 average sales price: \$416,182  
(3% increase)

2018 mortgage volume: 4,154  
2019 mortgage volume: 3,686  
(11% decrease)

2018 average mortgage amount: \$281,430  
2019 average mortgage amount: \$286,181  
(2% increase)

2018 foreclosure deeds: 145  
2019 foreclosure deeds: 80  
(45% decrease)

2018 foreclosure notices: 261  
2019 foreclosure notices: 148  
(43% decrease)

# Foreclosures and Orders of Notice

## March 2019

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	0	0
BRIDGEWATER	0	2
BROCKTON	8	11
CARVER	2	2
DUXBURY	0	0
EAST BRIDGEWATER	1	0
HALIFAX	1	2
HANOVER	0	0
HANSON	0	3
HINGHAM	0	2
HULL	1	0
KINGSTON	0	1
LAKEVILLE	0	2
MARION	0	0
MARSHFIELD	1	1
MATTAPOISETT	0	0
MIDDLEBORO	0	3
NORWELL	1	0
PEMBROKE	0	2
PLYMOUTH	2	4
PLYMPTON	0	0
ROCHESTER	0	0
ROCKLAND	2	2
SCITUATE	0	1
WAREHAM	2	0
WEST BRIDGEWATER	0	0
WHITMAN	0	0