

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## SPRING MARKET BEGINS WITH MIXED MESSAGES

As the first quarter of 2022 comes to a close we are seeing significant reductions in mortgages and significant increases in foreclosure activity. Register John R. Buckley, Jr. said, "We are seeing fewer mortgages because interest rates are going up, and most folks who wanted to refinance their mortgages have already done so." Register Buckley continued, "The end of the foreclosure moratorium allows the lenders to proceed with long dormant foreclosures, and this likely accounts for the increase in recordings."

The total sales volume for the first quarter of 2022 showed 1,941 transactions compared to 2,081 transactions in 2021, a 7% difference. "The good news is the drop in sales was not significant, and in fact, March, 2022, had the most sales (735) of the year," noted Register Buckley. "Hopefully the sales activity will continue to climb as the weather improves," added Mr. Buckley.

There has been a notable increase (11%) in the cost of homes over the past year. The average sales price for the first quarter of 2022 is \$551,896.00 compared to \$495,305 in the first quarter of 2021.

The decline in refinance activity will likely continue as rates go up. Plymouth County recorded 5,825 mortgages in the first quarter of 2022, compared to the 10,725 mortgages recorded in the first quarter of 2021. As significant a drop (150%) as this represents, it is worthy to note that the number of mortgages recorded during the first quarter of 2020, was 6,028. Like deed recordings, the 2,158 mortgages recorded this March represented the highest number of recordings thus far this year. Register Buckley noted, "I think that the decrease in recordings in the first quarter of 2022, is more a confirmation of just how hot the real estate market was in 2021, rather than a comment on the activity in either 2020 or 2022."

There was a very modest increase of 3% in the average dollar amount of the mortgages recorded in Plymouth County compared to the same period last year. The year to date average is \$347,440 compared to \$337,970 in 2021.

The number of sales taking place by way of foreclosure increased. In the first quarter of 2022, Plymouth County recorded 22 foreclosure deeds, up by 22% from the 18 foreclosure deeds recorded in the first quarter of 2021. Notices initiating new foreclosures saw a much more dramatic increase over the course of the first quarter compared to last year. This year, the number of notices increased by 160%. In the first quarter of 2022, there were 104 notices recorded, compared to 40 notices recorded during the first quarter of 2021. Perhaps more telling is that the

39 notices to foreclose recorded this March represents the highest number of monthly notices since pre- pandemic times, two (2) years ago.

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 record that proves that the buttoned-down pilgrims could raise a bit of a ruckus on occasion. On June 2, 1640, John Kerman reported to the Court that "there was such disorder in James Coles house, by throweing stooles & forms, and fyre, vntill w<sup>th</sup>in a hower of day, or there abouts, that they could hardly sleepe, and in the morneing he found them on sleepe by the fyer." These hijinks are set forth in Court Orders, Vol. 1, p. 238. 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](mailto:white@plymouthdeeds.org).

REAL ESTATE ACTIVITY THROUGH MARCH 2022  
AS 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: 1,941  
2021 sales volume: 2,081  
(7% decrease)

2022 total sales value: \$1,071,230,972  
2021 total sales value: \$1,030,730,451  
(4% increase)

2022 average sales price: \$551,896  
2021 average sales price: \$495,305  
(11% increase)

2022 mortgage volume: 5,825  
2021 mortgage volume: 10,725  
(46% decrease)

2022 average mortgage amount: \$347,440  
2021 average mortgage amount: \$337,970  
(3% increase)

2022 foreclosure deeds: 22  
2021 foreclosure deeds: 18  
(22% increase)

2022 foreclosure notices: 104  
2021 foreclosure notices: 40  
(160% increase)

# Foreclosures and Orders of Notice

## March 2022

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	0	3
BRIDGEWATER	0	3
BROCKTON	1	9
CARVER	0	1
DUXBURY	0	0
EAST BRIDGEWATER	1	2
HALIFAX	0	0
HANOVER	0	0
HANSON	0	1
HINGHAM	0	1
HULL	0	1
KINGSTON	1	0
LAKEVILLE	0	1
MARION	1	0
MARSHFIELD	0	0
MATTAPOISETT	0	0
MIDDLEBORO	0	3
NORWELL	0	0
PEMBROKE	3	0
PLYMOUTH	0	4
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	0	4
SCITUATE	0	0
WAREHAM	0	3
WEST BRIDGEWATER	0	2
WHITMAN	1	0

Wardens

Delinquents { John Joane } for the hogge kiln  
                  { Peter Morell } by my lord King  
                  { John Hearler }

John Joane and Peter Morell are censured to be both whilst a  
rest and to pay within a year to the parties wronged and the goods  
now at present to be valued toward the payment thereof and when  
wanting to be satisfied by their service when their time is expired  
John Hearler is censured to sit in the stocks whilst the other are  
sipping and to pay five pound restitution to the parties wronged

German Depose & sayth That there was such disorder in  
the house by growing stales & fowls and fyre until within a few  
day or fyre abouts that they could hardly sleep, and in the morning  
found them on fleaps by the fyre