

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR MARCH 2023

THE JURY REMAINS OUT ON THE SPRING MARKET

Plymouth County sales and refinances continue at a slow pace, but we are seeing a slight climb through the first quarter of the year, reported Register of Deeds John R. Buckley, Jr. Unlike 2008, the slowdown in real estate activity has not been accompanied by a high number of foreclosure sales.

The Plymouth County Registry of Deeds recorded 540 deeds in March, up from 387 in February and 513 in January. While the number of deeds recorded during the first quarter is down as compared to last year, the recent increase in volume is worth noting. "We typically see the number of deeds being recorded begin to rise this time of year, continuing through the summer months," noted Plymouth County Register of Deeds John R. Buckley, Jr. Overall, Plymouth County recorded 1,440 deeds thus far this year, compared to the 1,941 deeds recorded at this time last year, a 26% decline.

After two consecutive months of declining mortgages, Plymouth County Register of Deeds John R. Buckley reported that 1,100 mortgages were recorded in Plymouth County during the month of March, an increase of roughly 9% over the 703 mortgages recorded in February, and almost one hundred fifty more than the 958 mortgages recorded in January. Buckley also reported a year-to-date 53% decline in refinance activity, with 2,761 mortgages being recorded thus far in 2023, compared to the 5,825 mortgages that were recorded at this time in 2022.

With the end of the foreclosure moratorium well in the rear view mirror, lenders continue to re-activate 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 March, 2023, the Plymouth County Registry of Deeds recorded 60 foreclosure notices, compared to the 39 foreclosure notices recorded last March. This represents a 54% increase in filings. Year-to-date we see a similar increase over last year. Thus far Plymouth County has recorded 159 foreclosure notices, compared to 104 recorded last March. This represents a 53% increase.

Foreclosure deeds, recorded after properties in foreclosure are sold at auction, are also being recorded at an increased pace. Buckley reported 30 foreclosure deeds going to record so far this year, up 36% from the 22 foreclosure deeds recorded during the first three months of 2022. "As we noted above, the good news is that these numbers remain significantly less than the foreclosure activity that occurred during the slow-down in real estate in 2008, but we will continue to monitor these filings," Buckley observed.

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a record that illustrates how the Colony funded its public educational system. "Wee being Informed that it is vpon the harts of our Naighbours of the Massachusetts Collonie to support and Incurrage that Nursary of Learning att harverd Colledge in Cambridge in New England from whence haue through the blessing of God Issued many worthy and vseful persons for Publique seruice in Church and Commonwealth; being also informed that diuers Godly and well affected in England are redy to Assist therin by ... contributing considerable sumes ...this Court doth ... commend it to the Minnesters and Elders ... that they moue and stir vp all ... as are able to contribute vnto this worthy worke ... and that they ... [advise] the Court... whoe will ... receiue the contributions ...". Additionally, "It is ordered by the Court that the charge of the free Scoole, which is three and thirty pounds a yeare shalbe defrayed ... out of the profits ariseing by the fishing att the Cape ..." Laws, Part III, pp. 121-3, 1672.

On Friday, April 28th, from 9:00 a.m. to 3:00 p.m., we will display this historic document in the Plymouth Colony Records Reading Room on the second floor at the main office of the Registry of Deeds at 50 Obery Street, Plymouth. 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 MARCH 2023
AS COMPARED TO THE SAME PERIOD IN 2022

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

2023 sales volume: 1,440
2022 sales volume: 1,941
(26% decrease)

2023 total sales value: \$821,896,961
2022 total sales value: \$1,071,230,972
(23% decrease)

2023 average sales price: \$570,762
2022 average sales price: \$551,896
(3% increase)

2023 mortgage volume: 2,761
2022 mortgage volume: 5,825
(53% decrease)

2023 average mortgage amount: \$332,949
2022 average mortgage amount: \$347,440
(4% increase)

2023 foreclosure deeds: 30
2022 foreclosure deeds: 22
(36% increase)

2023 foreclosure notices: 159
2022 foreclosure notices: 104
(53% increase)

Foreclosures and Orders of Notice

March 2023

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	4
BRIDGEWATER	1	1
BROCKTON	2	7
CARVER	0	2
DUXBURY	0	1
EAST BRIDGEWATER	1	4
HALIFAX	0	2
HANOVER	0	1
HANSON	0	3
HINGHAM	0	2
HULL	0	2
KINGSTON	0	2
LAKEVILLE	0	0
MARION	0	1
MARSHFIELD	1	0
MATTAPOISETT	0	1
MIDDLEBORO	0	1
NORWELL	0	1
PEMBROKE	0	1
PLYMOUTH	1	6
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	1	3
SCITUATE	1	1
WAREHAM	1	6
WEST BRIDGEWATER	0	3
WHITMAN	0	5

**Deeds and Unit Deeds Including Those Under \$100
January through March 2023**

	Jan	Feb	Mar	Total
ABINGTON	19	28	34	81
BRIDGEWATER	26	29	54	109
BROCKTON	116	113	136	365
CARVER	19	19	17	55
DUXBURY	34	31	24	89
EAST BRIDGEWATER	39	16	37	92
HALIFAX	15	8	17	40
HANOVER	17	21	30	68
HANSON	22	16	21	59
HINGHAM	48	28	52	128
HULL	23	23	30	76
KINGSTON	28	16	18	62
LAKEVILLE	27	27	28	82
MARION	9	10	20	39
MARSHFIELD	59	52	69	180
MATTAPOISETT	18	21	29	68
MIDDLEBORO	46	44	52	142
NORWELL	20	18	15	53
PEMBROKE	31	30	40	101
PLYMOUTH	192	158	185	535
PLYMPTON	6	9	7	22
ROCHESTER	9	13	14	36
ROCKLAND	26	24	34	84
SCITUATE	36	41	70	147
WAREHAM	68	57	70	195
WEST BRIDGEWATER	18	14	13	45
WHITMAN	38	25	29	92
TOTAL	1,009	891	1,145	3,045

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