

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR MAY 2020

COVID BRINGS SALES NUMBERS DOWN, REFINANCES CONTINUE

The Plymouth County real estate market has seen a decline in activity due to the Covid-19 pandemic. Plymouth County Register of Deeds John R. Buckley, Jr. reported 647 sales in May. "That's a good indication that the Covid-19 pandemic has impacted real estate sales," Register Buckley noted. "In May, 2019, we had 945 sales, so the May, 2020 sales dropped by 32%," added Buckley.

The total sales volume for 2020 year-to-date trails 2019 sales by 8%. Thus far in 2020, there have been 3,239 sales in Plymouth County, compared to 3,521 sales for the same time period in 2019. The average sales price of a home is up by 5% compared to last year. This year the average sale is \$450,614 through May, compared to an average sales price of \$428,705 through May, 2019. Brokers continue to comment on the lack of inventory.

Refinances continue to be dominate the Plymouth County real estate landscape. Through May, 11,474 mortgages were recorded, compared to 7,157 through the same timeframe last year. This represents a 60% increase! In May, 2019, Plymouth County recorded 1,976 mortgages. In this May, that number increased significantly, to 2,727 mortgages recorded here in Plymouth County. This represents a 38% increase in mortgages recorded during what are very challenging times.

Foreclosure activity, like the previously noted sales activity, has been impacted by the pandemic. The emergency legislation that stays foreclosures (excepting abandoned properties), has brought this activity to a virtual standstill. Plymouth County recorded 4 new foreclosure deeds in May. Interestingly, there were only 9 foreclosure deeds recorded in Plymouth County last May. Year-to-date there have been 103 foreclosure deeds recorded compared to the 111 foreclosure deeds recorded through May, 2019.

There was only 1 notice initiating a new foreclosure recorded in May, compared to the 97 notices that were recorded in May, 2019. Thus far this year there have been 202 foreclosure notices recorded, compared to the 302 foreclosure notices recorded through May, 2019. This represents a 33% decline. "We will continue to monitor the numbers, but the

downward trend of foreclosures will likely continue until the lifting of the stay," said 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 the original land record for the siting of the first canal dug in America, the Cutt River Canal in Duxbury and Marshfield. "It is also ordered by the Court that a Cutt at Greenes Harbor for a boate passage shalbe made ... that tenn men may worke together there at once, and that the Gounor ... shall ouerseer the same that it may be well pformed." Laws, Part I, p. 45; January 3, 1636. 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 or if you would like to learn more about the Plymouth Colony Records Reading and Storage Room, please contact Assistant Register of Deeds Timothy H. White at white@plymouthdeeds.org.

REAL ESTATE ACTIVITY THROUGH MAY 2020
COMPARED TO THE SAME PERIOD IN 2019

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

2020 sales volume: 3,239

2019 sales volume: 3,521

(8% decrease)

2020 total sales value: \$1,459,540,253

2019 total sales value: \$1,509,468,572

(3% decrease)

2020 average sales price: \$450,614

2019 average sales price: \$428,705

(5% increase)

2020 mortgage volume: 11,474

2019 mortgage volume: 7,157

(60% increase)

2020 average mortgage amount: \$328,016

2019 average mortgage amount: \$293,918

(12% increase)

2020 foreclosure deeds: 103

2019 foreclosure deeds: 111

(7% decrease)

2020 foreclosure notices: 202

2019 foreclosure notices: 302

(33% decrease)

Foreclosures and Orders of Notice May 2020

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