

PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

www.plymouthdeeds.org

JOHN R. BUCKLEY, JR., Esquire
REGISTER

TIMOTHY H. WHITE, Esquire
ASSISTANT REGISTER

JOHN ZIGOURAS II
DIRECTOR OF OPERATIONS

For more information, please contact Lorna Green-Baker at Register Buckley's office (508) 830-9298

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

SALES NUMBERS ON THE RISE, REFINANCES CONTINUE TO LAG

Plymouth County Register of Deeds John R. Buckley, Jr. reported 795 sales in May, the highest number of monthly sales in 2022. There were 717 deeds recorded in April, 725 in March, 555 in February, and 661 deeds recorded this past January. "This is a good indication that the spring market has arrived," Register Buckley noted. "Hopefully, we will see continued increases in our sales numbers as the year goes on," added Buckley.

The total sales volume for 2022 year-to-date trails 2021 sales by 10%. Thus far in 2022, there have been 3,453 sales in Plymouth County, compared to 3,854 sales for the same time period in 2021. The average sales price of a home is up by 11% compared to last year. This year the average sale is \$577,825 through May, compared to an average sales price of \$520,565 through May, 2021. Inventory remains tight, but houses seem to be moving quickly.

The drop in refinances continues to be the most significant change in the Plymouth County real estate landscape. It is this activity that has most affected the real estate activity in Plymouth County and throughout the state. Through May, there were 9,509 mortgages recorded, compared to 17,006 through the same timeframe last year. This represents a 44% decrease! In May, 2021, Plymouth County recorded 2,951 mortgages. In this May, that number decreased significantly, to 1,793 mortgages recorded in Plymouth County. This represents a 39% decrease in mortgages recorded this month.

While mortgages have been reaching the Registry of Deeds at a decreased pace, the real estate activity in the area of foreclosures continues to climb. The number of foreclosure deeds recorded over the course of the first five months of 2022 is up 46% compared to last year, from 28 to 41. The number of notices recorded to initiate new foreclosure proceedings is where we see even larger increases. Foreclosure notices are up by 142% through the first five months of the year, from 73 in 2021, to 177 notices recorded this year. Register Buckley commented, "With the termination of the moratorium, lenders are beginning to move on properties in arrears."

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 law mandating jury duty for the citizens of Plymouth Colony. The colonial government noting "fforasmuch as Jurymen for Tryall ... haue bine Sumoned ... and that by the frequency therof it hath proud burthensome It is enacted that out of other townes of this Jurisdiction; the most remote excepted; as occation shall require there shalbee one man out of each towne required to attend the Courts for such purpose" Laws, Part II, p. 74, 5/4/1661. 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 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: 3,453
2021 sales volume: 3,854
(10% decrease)

2022 total sales value: \$1,995,229,783
2021 total sales value: \$2,006,258,411
(1% decrease)

2022 average sales price: \$577,825
2021 average sales price: \$520,565
(11% increase)

2022 mortgage volume: 9,509
2021 mortgage volume: 17,006
(44% decrease)

2022 average mortgage amount: \$348,931
2021 average mortgage amount: \$342,193
(2% increase)

2022 foreclosure deeds: 41
2021 foreclosure deeds: 28
(46% increase)

2022 foreclosure notices: 177
2021 foreclosure notices: 73
(142% increase)

Foreclosures and Orders of Notice May 2022

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

