

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

THE RECORDING NUMBERS CONTINUE TO LAG BEHIND 2022

Register of Deeds John R. Buckley, Jr. reports that “the monthly volume of deeds recorded in Plymouth County has remained fairly flat for each month in the first quarter of 2023.” The number of recordings continues to come in at about 26% fewer recordings than at this time in 2022. The month of April actually saw fewer recordings than March. In April there were 534 deeds recorded compared to 540 recorded in March. Year-to-date Plymouth County has recorded 1,974 deeds compared to 2,658 deeds recorded at this time last year, 26% less.

The news on mortgage recordings is even more discouraging. Like deeds, there were fewer mortgages recorded in April than in March. In April there were 1,002 mortgages recorded compared to the 1,100 mortgages recorded in March. Year-to-date there has been a 51% decline in mortgage recordings. In the first quarter of 2022, there were 7,716 mortgages recorded. This year there have only been 3,763 mortgages recorded through April. The actions of the Federal Reserve have all but eliminated refinances.

For the tenth straight time the Fed has raised its rates. “Given the Fed’s latest quarter point increase in mortgage rates, it does not bode well for the balance of the spring market,” noted Register Buckley. The Register added, “If there is sliver of hope in the most recent announcement, it comes from the Fed’s omission of the language that additional increases are likely.”

Foreclosures continue at a relatively modest pace, albeit 26% higher than at this time in 2022. In April there were 9 foreclosure deeds recorded in Plymouth County. Going back a full year, in six of the last twelve months there have been 9 foreclosures recorded. Year-to-date there have been 39 foreclosure deeds recorded compared to the 31 foreclosure deeds recorded at this time last year.

Register Buckley said “the good news here in Plymouth County is that the number of foreclosure notices declined to its lowest number in ten months.” In April there were only 36 notices to foreclose recorded. In March, 60 notices were recorded, in February there were 42, and in January 2023, there were 57 notices to foreclose recorded in Plymouth County. “Given the number of notices being recorded to initiate new foreclosures,” explained Buckley, “the volume of foreclosure sales does not appear likely to increase dramatically any time soon.”

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a record that documents how a strict puritanical dogma affected early laws in the colony. "Wheras sundry psons both Quakers and others wander vp and downe in this Jurisdiction and follow noe lawfull calling to earne their owne bread and ... Subvert Ciuill State and to pull downe all churches and ordinances of God ... Bee it therefore enacted ... that ... a worke house or house of Correction bee erected that all such vagarants ... and alsoe all Idle psons or rebellious children or servants that are stuborne and will not worke to earn their owne bread ... may bee put to this house of Correction and there bee Employed in such worke as shalbee there prouided ...." Laws, Part II, p. 54 (1658).

On Friday, May 26<sup>th</sup>, 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](mailto:white@plymouthdeeds.org).

### REAL ESTATE ACTIVITY THROUGH APRIL 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: 1,974  
2022 sales volume: 2,658  
(26% decrease)

2023 total sales value: \$1,132,383,323  
2022 total sales value: \$1,492,768,886  
(24% decrease)

2023 average sales price: \$573,649  
2022 average sales price: \$561,614  
(2% increase)

2023 mortgage volume: 3,763  
2022 mortgage volume: 7,716  
(51% decrease)

2023 average mortgage amount: \$331,141  
2022 average mortgage amount: \$347,671  
(5% decrease)

2023 foreclosure deeds: 39  
2022 foreclosure deeds: 31  
(26% increase)

2023 foreclosure notices: 195  
2022 foreclosure notices: 146  
34% increase)

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

	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>Total</b>
<b>ABINGTON</b>	19	28	34	31	<b>112</b>
<b>BRIDGEWATER</b>	26	29	54	38	<b>147</b>
<b>BROCKTON</b>	116	113	136	118	<b>483</b>
<b>CARVER</b>	19	19	17	14	<b>69</b>
<b>DUXBURY</b>	34	31	24	49	<b>138</b>
<b>EAST BRIDGEWATER</b>	39	16	37	22	<b>114</b>
<b>HALIFAX</b>	15	8	17	9	<b>49</b>
<b>HANOVER</b>	17	21	30	34	<b>102</b>
<b>HANSON</b>	22	16	21	20	<b>79</b>
<b>HINGHAM</b>	48	28	52	42	<b>170</b>
<b>HULL</b>	23	23	30	35	<b>111</b>
<b>KINGSTON</b>	28	16	18	17	<b>79</b>
<b>LAKEVILLE</b>	27	27	28	30	<b>112</b>
<b>MARION</b>	9	10	20	19	<b>58</b>
<b>MARSHFIELD</b>	59	52	69	38	<b>218</b>
<b>MATTAPOISETT</b>	18	21	29	22	<b>90</b>
<b>MIDDLEBORO</b>	46	44	52	49	<b>191</b>
<b>NORWELL</b>	20	18	15	19	<b>72</b>
<b>PEMBROKE</b>	31	30	40	38	<b>139</b>
<b>PLYMOUTH</b>	192	158	185	164	<b>699</b>
<b>PLYMPTON</b>	6	9	7	5	<b>27</b>
<b>ROCHESTER</b>	9	13	14	17	<b>53</b>
<b>ROCKLAND</b>	26	24	34	31	<b>115</b>
<b>SCITUATE</b>	36	41	70	52	<b>199</b>
<b>WAREHAM</b>	68	57	70	65	<b>260</b>
<b>WEST BRIDGEWATER</b>	18	14	13	13	<b>58</b>
<b>WHITMAN</b>	38	25	29	34	<b>126</b>
<b>TOTAL</b>	<b>1,009</b>	<b>891</b>	<b>1,145</b>	<b>1,025</b>	<b>4,070</b>

# Foreclosures and Orders of Notice

## April 2023

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

shallings. to the  
to the contrary unto the Court,

658

Wheras sundry yonge boyle Quakers and others wander by and  
downe in this Jurisdiction and followe not lawfull calling to earn  
their owne bread and alsoe of all freemen to subvert Crimell  
State and to pull downe all whiche and ordinances of God to  
thrust us out of the wayes of God notwithstanding all former lawes  
provided for the contrary

Be it therefore enacted by this Court and the Authority thereof  
that with all convenient speed a workes house or house of correction  
bee erected that all s<sup>er</sup>vants at wander by and downe  
without any lawfull calling and alsoe all yonge or rebellious  
children or servants that are stubborn and will not worke to earn  
their owne bread and yett have not wherewith to maintaine themselves  
may bee put to this house of correction and there bee employed in  
s<sup>er</sup>vices as shalbee there provided for them and to have noe other  
supply for their sustenance than what they shall earn by  
their labours all the while that they continue there and alsoe that  
some faithfull man bee appointed by the Court to bee overseer of  
this house of correction whoe shall carefully observe such orders  
as shalbee from time to time directed to him from the Court or any  
of his assistants concerning any yonge or yonge that may bee sent  
thereto  
Wheras it is observed that divers yonge in this Court  
are provided competent and convenient

[PART II.] and paines any shalbee att in prising such said goods or Chattles hee shalbee reasonably satisfied for the same.

1658.

It is enacted by the Court that if any shalbee chosen to serue on the Grand enquest and shall refuse to serue hee shalbee fined to the Collonies vse the sune of ten shillings for euey Court that hee is absent within the yeare for which hee is chosen to serue and incase hee shall wholly exclude himselfe all the yeare hee shalbee fined the sune of forty shillings to the vse of the Collonie vnlesse hee can giue sufficient reason to the Contrary vnto the Court ;

1658.

Wheras sundry psons both Quakers and others wander vp and downe in this Iurisdiction and follow noe lawfull calling to earne their owne bread and also vse all Indeanours to Subvert Ciuill State and to pull downe all churches and ordinances of God to thrust vs out of the wayes of God notwithstanding all former lawes provided for the contrary ;

Bee it therfore enacted by this Court and the Authoritie therof that with all convenient Speed a worke house or house of Correction bee erected that all such vagarants as wander vp and downe without any lawfull calling and alsoe all Idle psons or rebellious children or seruants that are stuborne and will not worke to earn their owne bread and yett haue not wherewith to maintaine themselues may bee put to this house of Correction and there bee Employed in such worke as shalbee there provided for them and to haue noe other Supply for their sustenance then what they shall earne by their labour all the while that they continew there and alsoe that some faithfull man bee appointed by the Court to bee ouerseer of this house of correction whoe shall carfully obserue such orders as shalbee from time to time directed to him from the Gou<sup>r</sup> or any of his assistants concerning any pson or psons that may bee sent to him ;

1658.

Wheras it is obserued that diners psons in this Gou<sup>r</sup>ment are not able to provide competent and convenient food and raiment for their Children wherby it is that poor children are exposed vnto great want and extremitie It is enacted by the Court and the Authoritie therof that two or three men shalbee chosen in euey township of this Gou<sup>r</sup>ment that all such as are not able to provide nessesary and convenient food and clothing for their children and will not dispose of them themselves soe as they may bee better provided for ; such said children shalbee desposed of by the said men soe appointed as they shall see meet soe as they may bee comfortably provided for in the p<sup>r</sup>mises ; and the seuerall townes shall returne the names of such men as shalbee soe deputed vnto the Court ;