

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES, REFINANCES PICK UP SLIGHTLY DESPITE RATE INCREASE

Plymouth County Register of Deeds John R. Buckley, Jr. reports, "With last month's Federal Reserve's increase in interest rates, it should come as no surprise that refinance activity has remained low. However, we did see a slight increase in mortgage recordings in August compared to July. There were 1,280 mortgage recordings in August, compared to the 1,067 mortgages recorded in July." Through the first eight months of 2022, Plymouth County recorded 14,515 mortgages. During the same period this year, that number fell 40%, to 8,653. While mortgage volume is down, the average mortgage amount has held relatively steady. The average mortgage amount of \$344,059 through August of this year is just 2% lower than the \$350,847 average mortgage amount at this point last year.

As with mortgages, the volume of sales recorded in Plymouth County also rose slightly in August. Register Buckley said, "Plymouth County recorded the second highest monthly amount of recorded sales this year. In August Plymouth County recorded 739 deeds, trailing only the 815 deeds recorded in June." With 4,879 deeds recorded thus far in 2023, volume is down 20% compared to 2022, when 6,066 deeds had been recorded through August.

While prices have fallen in some areas of the country, Plymouth County has seen a stabilization of prices, but not a decline. The average sale price of \$616,718 through the first eight months of 2023, represents a 2% increase from the average sale price of \$607,435 during the same period last year.

As Register Buckley noted last month, foreclosure activity in Plymouth County has remained relatively modest. In July, 8 foreclosure deeds were recorded. In August, that number increased slightly to 10. At this point last year, Plymouth County had recorded 64 foreclosure deeds. This year, that number has increased 31% to 84 recordings. Considering that there were 1,423 foreclosure deeds recorded by this time in 2008, a peak foreclosure year, our numbers of troubled properties remains quite low.

Notices initiating new foreclosures dipped slightly, from 36 in July to 34 in August. With 375 foreclosure notices recorded so far this year, Plymouth County has seen a 29% increase in the number of notices over the 291 notices that were recorded during the same period last year.

As part of our ongoing effort to share with the public some of America's oldest land records, we are attaching a law passed almost 400 years ago that is relevant even today, as voting access and restrictions are being debated by many of the states. "Wheras in regard of age disability of body vrgent occations and other Inconveniencyes that doe accrew sundry of the ffreemen ... that they cannot appear att Courts of election: in consideration wherof; It is enacted by the Court ... that any freeman ... shall haue libertie to send his voate by proxey ... that those that Intend not to make their psonall appearance att the Court of election are now to giue in their voates Sealed vp ... the which voates soe brought in to be ... deliuered in open Court by the said deputies." Laws, Part III, p. 19, 1651.

On Friday, September 29th, 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 AUGUST 2023 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: 4,879
2022 sales volume: 6,066
(20% decrease)

2023 total sales value: \$3,008,966,992
2022 total sales value: \$3,684,701,876
(18% decrease)

2023 average sales price: \$616,718
2022 average sales price: \$607,435
(2% increase)

2023 mortgage volume: 8,653
2022 mortgage volume: 14,515
(40% decrease)

2023 average mortgage amount: \$344,059
2022 average mortgage amount: \$350,847
(2% decrease)

2023 foreclosure deeds: 84
2022 foreclosure deeds: 64
(31% increase)

2023 foreclosure notices: 375
2022 foreclosure notices: 291
(29% increase)

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Total
ABINGTON	19	28	34	31	36	29	43	35	255
BRIDGEWATER	26	29	54	38	60	43	36	53	339
BROCKTON	116	113	136	118	136	146	128	160	1,053
CARVER	19	19	17	14	31	33	15	25	173
DUXBURY	34	31	24	49	51	50	35	35	309
EAST BRIDGEWATER	39	16	37	22	33	33	32	37	249
HALIFAX	15	8	17	9	21	18	10	14	112
HANOVER	17	21	30	34	24	21	23	37	207
HANSON	22	16	21	20	18	25	15	25	162
HINGHAM	48	28	52	42	51	64	51	49	385
HULL	23	23	30	35	35	50	41	38	275
KINGSTON	28	16	18	17	50	44	27	42	242
LAKEVILLE	27	27	28	30	38	30	25	29	234
MARION	9	10	20	19	23	22	13	13	129
MARSHFIELD	59	52	69	38	66	116	65	77	542
MATTAPOISETT	18	21	29	22	34	34	28	30	216
MIDDLEBORO	46	44	52	49	61	50	40	54	396
NORWELL	20	18	15	19	27	28	23	36	186
PEMBROKE	31	30	40	38	41	54	47	38	319
PLYMOUTH	192	158	185	164	218	227	175	208	1,527
PLYMPTON	6	9	7	5	5	5	0	11	48
ROCHESTER	9	13	14	17	12	15	17	20	117
ROCKLAND	26	24	34	31	28	29	26	29	227
SCITUATE	36	41	70	52	64	91	70	70	494
WAREHAM	68	57	70	65	103	92	69	118	642
WEST BRIDGEWATER	18	14	13	13	27	23	12	25	145
WHITMAN	38	25	29	34	32	32	28	37	255
TOTAL	1,009	891	1,145	1,025	1,325	1,404	1,094	1,345	9,238

Foreclosures and Orders of Notice August 2023

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	0
BRIDGEWATER	0	3
BROCKTON	3	10
CARVER	0	2
DUXBURY	0	0
EAST BRIDGEWATER	0	0
HALIFAX	0	0
HANOVER	0	2
HANSON	0	1
HINGHAM	0	0
HULL	0	2
KINGSTON	0	1
LAKEVILLE	0	0
MARION	1	0
MARSHFIELD	0	2
MATTAPOISETT	0	0
MIDDLEBORO	2	1
NORWELL	0	0
PEMBROKE	0	1
PLYMOUTH	0	1
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	2	4
SCITUATE	1	1
WAREHAM	1	1
WEST BRIDGEWATER	0	1
WHITMAN	0	0

19

1681

voted by
 property

It is ordered in regard of age disability of body urgent occasions and other
 Intermittencies that the assize jury of the freemen are hindered, that
 they cannot appear all courts of election in consideration whereof, it
 is enacted by the Court and the Authority thereof that any freeman
 of this Corporation shall have libertie to send his vote by proxy
 for the choice of Counc. Assistants Commissioners and Overseers
 and the deputies of the severall wards chosen to attend the courts
 of election and the severall adjournments thereof, shall in the Towne meeting
 in which they are chosen, they or either of them, give notice unto the
 freemen, that those that intend not to make their personall appearance
 appearance at the court of election are now to give in their votes
 sealed up for the choosing of Counc. Assistants Commissioners
 and Overseers, and the said deputies to observe by a list of their
 names who have voted and who have not; the voting votes
 to be brought in to bee immediately sealed up and brought unto and delivered
 in open court by the said deputies.

It is ordered the Court that taken notice that divers of the freemen of this
 Corporation doe neither appear all courts of election nor send their
 votes by proxy for the choice of magistrates ~~and overseers~~ It is
 enacted by the Court and the Authority thereof that whosoever of the
 freemen of this Corporation, that shall not appear all the court of
 election, at Plymouth in June annually nor send their vote by proxy
 according to order of Court for the choice of Counc. Assistants
 Commissioners and Overseers shall bee fined to the tollowed of the
 summe of ten shillings for every such default unless some reasonable
 excuse be shewed in their appearance.

Townshippes and plantations within the Lymetts of this Corporation by all due meanes and courses; all which you promise and sweare by the Name of the great God of heauen and earth simply truly and faithfully to pforme as you hope for healpe from God whoe is the God of truth and the punisher of falchood.

[PART III.]

*Whereas in regard of age disability of body vrgent occations and other Inconveniencies that doe accrew sundry of the ffreemen are hindered; that they cannot appeer att Courts of election; in consideration wherof; It is enacted by the Court and the Authoritie therof that any freeman of this Corporation shall haue libertie to send his voate by proxey for the choise of Gou^r Assistants Comissioners and Treasurer and the deputies of the seuerall Townes chosen to attend the Courts of election and the seuerall adjournments therof; shall in the Towne meeting in which they are chosen; they or either of them; giue notice vnto the ffreemen; that those that Intend not to make their psonall appeerance att the Court of election are now to giue in their voates Sealed vp for the chosing of Gou^r Assistants Comissioners and Treasurer; and the said deputies to obserue by a list of their names whoe haue voated and whoe haue not; the which voates soe brought in to bee ymediately sealed vp and brought vnto and deliuered in open Court by the said deputies;

1651.

*19

voates by
proxey.

Whereas the Court hath taken notice that diuers of the ffreemen of this Corporation doe neither appeer att Courts of Election nor send their voates by proxey for the Choise of majestrates &c It is enacted by the Court and the authoritie therof that whosoever of the ffreemen of this Corporation; that shall not appeer att the Court of election; att Plymouth in June anually nor send their voate by proxey according to order of Court for the choise of Gou^r Assistants Comissioners and Treasurer shalbee fined to the Collonies vse the sume of ten shillings for euery such default unlesse some vnavoidable Impediment hinder such in their appeerance;

1660.

fines for not
voating.

*It is enacted by the Court and the Authoritie therof that att Courts of election the voates of all the ffreemen p^rsent bee first read; and next after them the deputies of the seuerall Townes shall orderly p^rsent the proxey of their owne Towne.

1658.

*20

the time of
opening and
reading of
proxey.

It is enacted by the Court and the Authoritie therof that other publicke officers besides Gou^r and Assistants bee chosen and established att the Court in June Anually viz: Comissioners and Treasurer and that other Inferior officers as Constables Grandjurymen and Surveyors of the highwaies bee then alsoe confiermed if approued by the Court;

1658.

all officers to
bee chosen and
established in
in June;