

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 at Register Buckley's office (508) 830-9298

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

THANKFULLY 2023 COMES TO A CLOSE; WILL INTEREST RATES COME DOWN IN 2024?

The story of 2023 was the result of the Federal Reserve's decision to repeatedly increase interest rates intending to slow down the economy. Plymouth County real estate numbers show that a major impact of the Fed's decision was the most dramatic slowdown in real estate activity in many years. Plymouth County Register of Deeds John R. Buckley, Jr. said, "Hopefully, the expectations that the Fed will lower interest rates in 2024 will pan out to be accurate, as we certainly could use a jumpstart here in Plymouth County." Total documents recorded in 2022, was 115,803, which when compared to the 97,180 documents recorded in 2023, shows a 16% drop.

One important note on the positive side for 2023 was that the twenty year bond taken out to pay for the construction of the Registry building in 2004, has now been paid off in full. Register Buckley said, "We take great pride in announcing the retirement of the bond taken out to construct our building and that it was fully paid for by user fees, and thus was self-funded."

With little inventory to work with, Plymouth County recorded 7,264 deeds in 2023, down 19% from the 8,945 deeds recorded in 2022. The average sale price of \$620,385 increased by 3% over last year, unlike many other areas where the average price dropped.

With respect to refinances, because of the increases in the interest rates, Plymouth County saw a 36% decline in the number of mortgages recorded in 2023, down to 12,740 from the 19,807 recorded in 2022. "The good news is that the Feds did not raise interest rates at their final meeting of 2023. There may be even better news in 2024, if rates drop," noted Register Buckley.

The total year-end foreclosure recordings in 2023, were 136, which is a 32% increase over the 103 recorded in 2022. Plymouth County recorded 528 notices to foreclose in 2023, compared to the 476 notices recorded in 2022. "Although we have seen higher numbers in the foreclosure market, they are still quite low when compared to 2008. We will continue to watch these numbers and report them on a monthly basis," added Buckley.

With year end upon us we now take a look back, not at 2023, rather back to the early days and records of Plymouth Colony, records that show just how different it was to

live in 17th century Plymouth compared to today. "It is enacted ... incase any cattle horses or hoggs shall treaspas vpon any and bee by them Impounded; and after they are Impounded they remaine foure daies after notice giuen to the owners; and bee neither repleuied nor agreed for; It shalbee lawful for them as Impound them; to make publicke sale of them after publicke notice giuen ... of their Intension soe to doe; and after damages satisfied the remainder to bee returned to the owners." The Colony also found it necessary to pass a law prohibiting horse races "... in any street or Comon Road" upon penalty of a fine of "fiue shillings in mony ... or sit in the stockes one houre if it be not payed." Finally, towns were required to set "two sufficient woulfe trapps ... to bee constantly baited and dayly attended" and both the English and the natives who "kild" them were paid a stipend. Laws. Part III, pp. 87, 95, 103, 129 (1655; 1661-65; 1674).

On Friday, January 30th, from 9:00 a.m. to 3:00 p.m., we will display these historic documents in the Plymouth Colony Records Reading Room on the second floor at the main office of the Registry 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. Finally, Register Buckley wants to thank the Registry staff who continue to provide professional service to the public.

REAL ESTATE ACTIVITY FOR CALENDAR YEAR 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: 7,264

2022 sales volume: 8,945

(19% decrease)

2023 total sales value: \$4,506,479,901

2022 total sales value: \$5,372,046,564

(16% decrease)

2023 average sales price: \$620,385

2022 average sales price: \$600,564

(3% increase)

2023 mortgage volume: 12,740

2022 mortgage volume: 19,807

(36% decrease)

2023 average mortgage amount: \$342,948

2022 average mortgage amount: \$347,443

(1% decrease)

2023 foreclosure deeds: 136

2022 foreclosure deeds: 103

(32% increase)

2023 foreclosure notices: 528

2022 foreclosure notices: 476

(11% increase)

2023 documents recorded:

2022 documents recorded: 115,802

(29% decrease)

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ABINGTON	19	28	34	31	36	29	43	35	21	28	30	26	360
BRIDGEWATER	26	29	54	38	60	43	36	53	42	49	34	44	508
BROCKTON	116	113	136	118	136	146	128	160	151	129	138	109	1,580
CARVER	19	19	17	14	31	33	15	25	23	17	18	13	244
DUXBURY	34	31	24	49	51	50	35	35	52	37	36	34	468
EAST BRIDGEWATER	39	16	37	22	33	33	32	37	31	27	28	29	364
HALIFAX	15	8	17	9	21	18	10	14	15	13	19	12	171
HANOVER	17	21	30	34	24	21	23	37	29	31	33	33	333
HANSON	22	16	21	20	18	25	15	25	19	27	19	21	248
HINGHAM	48	28	52	42	51	64	51	49	84	104	80	59	712
HULL	23	23	30	35	35	50	41	38	39	54	45	26	439
KINGSTON	28	16	18	17	50	44	27	42	22	32	26	31	353
LAKEVILLE	27	27	28	30	38	30	25	29	30	20	37	34	355
MARION	9	10	20	19	23	22	13	13	17	20	12	22	200
MARSHFIELD	59	52	69	38	66	116	65	77	66	74	69	63	814
MATTAPOISETT	18	21	29	22	34	34	28	30	26	25	24	20	311
MIDDLEBORO	46	44	52	49	61	50	40	54	54	48	35	38	571
NORWELL	20	18	15	19	27	28	23	36	40	24	33	22	305
PEMBROKE	31	30	40	38	41	54	47	38	49	38	39	44	489
PLYMOUTH	192	158	185	164	218	227	175	208	210	195	203	181	2,316
PLYMPTON	6	9	7	5	5	5	0	11	7	10	4	9	78
ROCHESTER	9	13	14	17	12	15	17	20	14	14	8	15	168
ROCKLAND	26	24	34	31	28	29	26	29	36	41	34	26	364
SCITUATE	36	41	70	52	64	91	70	70	44	69	55	47	709
WAREHAM	68	57	70	65	103	92	69	118	81	101	73	83	980
WEST BRIDGEWATER	18	14	13	13	27	23	12	25	17	19	21	17	219
WHITMAN	38	25	29	34	32	32	28	37	35	19	23	28	360
TOTAL	1,009	891	1,145	1,025	1,325	1,404	1,094	1,345	1,254	1,265	1,176	1,086	14,019

Foreclosures and Orders of Notice December 2023

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	2	2
BRIDGEWATER	1	2
BROCKTON	2	9
CARVER	0	0
DUXBURY	0	0
EAST BRIDGEWATER	1	2
HALIFAX	0	2
HANOVER	0	0
HANSON	1	0
HINGHAM	0	0
HULL	0	1
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	0	6
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	0	1
SCITUATE	0	2
WAREHAM	1	3
WEST BRIDGEWATER	0	0
WHITMAN	0	2

And also and orders made in the Court of the said day 1674 and followeth

Freedom

It is enacted by the Court and the authorities thereof as to the ordinary
privileges of Freedom; first that the names of the Freedom in each
town be kept upon due record; and that no man shall
brought into the Court by the ordinary to take or his Freedom except
the same be testified to the Court by the Council or the Mayor
of the said town.

Ordinary

It is enacted by the Court; that as to the restraining of a Justice in
ordinary, that no ordinary Justice shall see or give any kind of writ
to Inhabitants of the County in the County; and also that all
Ordinary Justices be required to leave their houses of all
Dinner tables and strong rooms that are there on a drinking account
except such as be in the house by the shutting in of the key light in
the forfeiture of five shillings the one half to the Justices and the
other half to the County.

Bound Regs

It is enacted by the Court that whatsoever shall be done in
this or future times for the binding of a Justice in a
Dish; that the Justice for that on the said latter show of a
Justice give to the same Justice committed to satisfy the same
by them for which they were impounded viz: three before two with
or give under his hand to the Justice of the peace to satisfy
and lawful damages as above said and the Justice shall
although the Justice be satisfied for the impounding of him.

Rates

It is enacted by the Court that whatsoever shall be done
with any horse find in any street or Common Road shall pay
five shillings in money forthwith to be levied by the Justice
sit in the street one hour if it be not paid.

Judicial

It is enacted by the Court that
Whereas many controversies do arise between the Justice and
the Justices that are brought to the Court of the said County
of this Government; and it is observed that the Justice is
greatly advantaged if not testimony should in such cases be
but on oath. This Court orders, that any Court of this Jurisdiction
before whom such by all may come shall not be satisfied
by such testimony, on oath as the Common Law says
therein acts and determine in a way of Chancery. And
on testimony, not sworn on both sides according to his
and Confession;

It is enacted by the Court that
Judicial is appointed;

It is enacted by the Court that
and that they shall belong unto, and be off the said County
until the Court shall be removed into another and all other
things in like behalf shall belong unto them or their
and the Court shall be met;

1633
1639.

It is enacted by the Court that euery Constablericke haue a sufficient pound to Impound Cattle that shall transgresse any such orders as are or shalbee made ; on the penaltie of fve pound for euery towne that shall Neglect ;

1658.

It is enacted by the Court that euery pound keeper shall haue six pence for euery horse that hee Impoundeth.

1663.

It is enacted by the Court that whosoener shall by pound breach lett out any beast or cattle lawfully Impounded shall pay a fine of fifty shilliges for euery such default ;

*87

1633.

vrnruley Cattle
to bee Im-
pounded.

*It is enacted by the Court that whatsoever damage comes to any by Cowes goates mares sheep or hoggs by breaking into mens pticulare Inclosures ; It shalbee lawfull for the psons soe damnifyed to Impound them ; and two sufficient men to view the damage which accordingly shalbee giuen and payed ;

1652.

of sufficient
fences.

It is enacted by the Court that such ffences as are Judged sufficient against oxen and Cowes shalbee allowed sufficient against horses and mares ; and if any horse beast breake into any Corne or grasse ouer such sufficient fence ; the owners of such horses shall pay the damage proued as if they were Impounded.

1655.

more of Cattle
Impounded.

It is enacted by the Court that incase any cattle horses or hoggs shall treaspas vpon any and bee by them Impounded ; and after they are Impounded they remaine foure daies after notice giuen to the owners ; and bee neither releuied nor agreed for ; It shalbee lawful for them as Impound them ; to make publicke sale of them after publicke notice giuen to the Inhabitants of the towne of their Intension soe to doe ; and after damages satisfied the remainder to bee returned to the owners.

Race*.

It is enacted by the Court that whatsoever p^rson shall Run a Race with any horse kind in any street or Comon Road shall forfeite fve shilliges in mony forthwith to be leuied by the Constable or sit in the stockes one houre if it be not payed

about woulues.

It is enacted by the Court that all woulues that shalbee kild by any English in any pte of this Jurisdiction they that kill them shalbee payed by the townes in whose precincts they are killed and such Indians as kill any woulues they shalbee satisfied by the Treasurer ;

1665.

It is enacted by the Court That in euery Township within this Gou^rment there bee two sufficient woulfe trapps made betwixt this date and the first of march next and to bee constantly baited and dayly attended vpon the penaltie of fve pounds on each Townshipp as are neglegent and defectiue therin to bee payed to the Collonie ;

1665.

It is enacted by the Court that noe master of a family shall make or cause to bee made within this Gou^rment aboue the number of sixteen barrells