

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SPRING IS COMING, WILL AN IMPROVED REAL ESTATE MARKET COME WITH IT?

This year we can't say that the snow and cold of this winter affected the market activity in Plymouth County. Yet even without the weather factor, the real estate market is close to hibernation. Register John R. Buckley, Jr. said, "As I have noted previously, the Federal Reserve's decisions to raise interest rates have impacted real estate sales more than any other industry." The sales volume in Plymouth County has dropped 26% in 2023, compared to 2022 sales. The first two (2) months of 2023 show a continued decline. January sales were 22% less than January, 2022, and February sales were 30% less than last February. The Registry recorded 387 deeds in February, making it the fewest deeds recorded in a month since February, 2009, when 375 deeds were recorded. Real estate sales in Plymouth County total 900 so far in 2023, the fewest since February, 2011, when 832 deeds were recorded in the first two (2) months of the year.

The mortgage numbers are even more concerning. Plymouth County Register of Deeds John R. Buckley, Jr. reports a 55% decrease in mortgage activity compared to last year. Plymouth County has recorded 1,661 mortgages in 2023, compared to 3,667 mortgages recorded in the first two (2) months of 2022. In February only 703 mortgages were recorded. "This represents the lowest number of mortgages recorded in a month in well over 15 years. Hopefully the spring market and a drop, or at least a stabilization in interest rates, will turn this downward trend of mortgage activity around," added Register Buckley.

Buckley reported that foreclosures are averaging around 9 or 10 foreclosures a month. Plymouth County recorded 9 foreclosure deeds in February, 2023, exactly the same as the number of foreclosure deeds recorded last February. The total number of foreclosures recorded this year is 19, five more than the 14 recorded in 2022.

Foreclosure notices, the first document to reach the Registry in the foreclosure process, are averaging around 40-45 a month for the past several months. Register Buckley noted that there were 42 notices recorded this February, compared to 35 foreclosure notices recorded in February, 2022. The total numbers for foreclosure notices do show a 55% increase from last year. In 2023, Plymouth County has recorded a total of 99 foreclosure notices, compared to the 65 foreclosure notices that were recorded last year. With spring just a few weeks away Register Buckley remains hopeful that the market will pick up and provide positive activity for all.

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a copy of a record that likely represents one of the earliest attempts to establish an energy policy for the colony. "It is enacted by the Court that whereas the publicke charges of the Countrey are Increased and that by Gods prouidence many whales ... are cast on shore in many ptes of this Jurisdiction out of which the court sees reason to require some pte of the oyle made of them this court now ordereth that of euery whale either cast on shore or ... taken on drift att sea and brought to shore in any pte of this Jurisdiction there shalbee one barrell of marchantable oyle paied to the publicke Treasury to the Collonies vse .... [said] barrell ... shalbee deliuered att Boston to such as the treasurer shall appoint to receiue it from yeare to yeare and the freight therof shalbee fully discharged by those that deliuer it and a receipt taken from such as to whom it is deliuered shalbee a discharge to those that shall deliuer it." Laws, Part II, p. 49, 1652.

On Friday, March 31<sup>st</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 FEBRUARY 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: 900  
2022 sales volume: 1,216  
(26% decrease)

2023 total sales value: \$507,272,808  
2022 total sales value: \$663,790,109  
(24% decrease)

2023 average sales price: \$563,636  
2022 average sales price: \$545,880  
(3% increase)

2023 mortgage volume: 1,661  
2022 mortgage volume: 3,667  
(55% decrease)

2023 average mortgage amount: \$332,108  
2022 average mortgage amount: \$344,942  
(4% decrease)

2023 foreclosure deeds: 19  
2022 foreclosure deeds: 14  
(36% increase)

2023 foreclosure notices: 99  
2022 foreclosure notices: 65  
(52% increase)

# Foreclosures and Orders of Notice February 2023

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	1	0
BRIDGEWATER	0	0
BROCKTON	2	14
CARVER	0	2
DUXBURY	0	0
EAST BRIDGEWATER	1	2
HALIFAX	0	1
HANOVER	0	0
HANSON	0	0
HINGHAM	0	0
HULL	1	0
KINGSTON	0	1
LAKEVILLE	0	1
MARION	0	0
MARSHFIELD	1	2
MATTAPOISETT	0	0
MIDDLEBORO	0	3
NORWELL	0	0
PEMBROKE	1	2
PLYMOUTH	1	5
PLYMPTON	0	1
ROCHESTER	0	1
ROCKLAND	1	1
SCITUATE	0	0
WAREHAM	0	1
WEST BRIDGEWATER	0	2
WHITMAN	0	3

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

	<b>Jan</b>	<b>Feb</b>	<b>Total</b>
<b>ABINGTON</b>	19	28	<b>47</b>
<b>BRIDGEWATER</b>	26	29	<b>55</b>
<b>BROCKTON</b>	116	113	<b>229</b>
<b>CARVER</b>	19	19	<b>38</b>
<b>DUXBURY</b>	34	31	<b>65</b>
<b>EAST BRIDGEWATER</b>	39	16	<b>55</b>
<b>HALIFAX</b>	15	8	<b>23</b>
<b>HANOVER</b>	17	21	<b>38</b>
<b>HANSON</b>	22	16	<b>38</b>
<b>HINGHAM</b>	48	28	<b>76</b>
<b>HULL</b>	23	23	<b>46</b>
<b>KINGSTON</b>	28	16	<b>44</b>
<b>LAKEVILLE</b>	27	27	<b>54</b>
<b>MARION</b>	9	10	<b>19</b>
<b>MARSHFIELD</b>	59	52	<b>111</b>
<b>MATTAPOISETT</b>	18	21	<b>39</b>
<b>MIDDLEBORO</b>	46	44	<b>90</b>
<b>NORWELL</b>	20	18	<b>38</b>
<b>PEMBROKE</b>	31	30	<b>61</b>
<b>PLYMOUTH</b>	192	158	<b>350</b>
<b>PLYMPTON</b>	6	9	<b>15</b>
<b>ROCHESTER</b>	9	13	<b>22</b>
<b>ROCKLAND</b>	26	24	<b>50</b>
<b>SCITUATE</b>	36	41	<b>77</b>
<b>WAREHAM</b>	68	57	<b>125</b>
<b>WEST BRIDGEWATER</b>	18	14	<b>32</b>
<b>WHITMAN</b>	38	25	<b>63</b>
<b>TOTAL</b>	<b>1,009</b>	<b>891</b>	<b>1,900</b>

49

It is enacted by the Court

1654

That in case of possession or seizure of any yf or yfons in any town or village or hamlet and that they ad and adupted to for ever and it wine or strong waters have none it shall be lawful for any one that hat any such that they may see it for fish and for other use to take the same and fish notwithstanding any former order to the contrary provided it be with the liberty and approbation of the magistrates if there be any in that town and in case there be none that then it be with the consent of the Constable of the town

1633

It is enacted by the Court that fishing fowling and hunting be free provided if any damage come to any animal by the prosecution of any private person be made or the said animal but if any man desire to purchase a place and stock it with fish of any kind for his private use it shall be lawful for the Court to make any such grant and forbid all other to make use of it

1637

It is enacted by the Court that no person shall be allowed to the land of all sorts of fishes

1652

It is enacted by the Court that whereas the publick strangers of the County are provoked and that by adding sundry many whales and other fishes are taken on shore in many parts of this jurisdiction out of which the Court has reason to believe some part of the whale trade of this County was carried that of every whale whether taken on shore or bought of any Indian or person taken on drift all sea and brought to shore in any part of this jurisdiction there shall be a parcel of merchantable goods equal to the value thereof to be delivered up to the Collector of the Customs as follows viz every tonne of whale oil shall pay one hundred of merchantable goods for every drift whale that is brought on shore and seized on within the liberties and precincts of the several townships or traded or bought of the Indians within the townships and the yf or yfons do first seized or sold any whale or shall purchase or trade any fish whales of the Indians that shall be for rest or rest in any place within this jurisdiction out of the bounds of every several township shall pay one hundred of merchantable goods for every fish whale which shall be sold or traded at Boston to fish at the two places shall appoint to receive it from year to year and the freight thereof shall be fully discharged by the party that shall deliver it and a receipt taken from the party as to whom it is delivered shall be a discharge to the party that shall deliver it and the yf or yfons as first seized any whale or shall purchase or trade any fish whale of the Indians that shall be for rest or rest in any place within this jurisdiction out of the bounds of every several township but on the contrary notwithstanding provided that if any man take a drift whale of all sea and bring or carry it to the shore it shall be accounted his own goods if within a month or more of the shore they are to be required the townships where they are taken

These observations are made