

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR FEBRUARY 2024

THE SPRING MARKET IS ON THE WAY – HOPEFULLY!

With no drop in the interest rates, sales and mortgage activity have seemingly been stuck in neutral. With spring on the horizon, and the possibility of rate drops in the summer, it remains to be seen whether we can leave the quiet times behind. Register John R. Buckley, Jr. reports that “For the first time in two years, we have seen a small increase in a monthly sales comparison. In February, 2023, there were 387 sales in Plymouth County. This February showed an 8% increase with 418 sales. What remains to be seen is whether the market will bounce back as it customarily does in the spring.” Buckley added, “Usually sales will climb through the spring and peak in the summer as they typically do each year. Whether that happens in 2024, remains to be seen, especially considering the low inventory and the high interest rates.”

Plymouth County recorded 418 deeds in February, bringing the early year-to-date total to 832. “Through the first two months we have seen 8% fewer sales than we reported at this time in 2023,” said Register Buckley. Somewhat compensating for the slight shortfall in sales, is the aforementioned bump in activity in February compared to last February and the average sales amount increased by 7%. In 2023, the average sales amount was \$563,636. Thus far in 2024, the average sales price is \$605,690. Prices did drop 8% between January, 2024, at \$647,982, and February, 2024, coming in at \$563,802.

Mortgages continue to lag in volume. Through February, Plymouth County recorded 1,634 mortgages, 2% fewer than the 1,661 mortgages recorded through February, 2023. On a brighter note, for the first time in two years here too we have seen a small increase in monthly recordings. In February, 2023, there were 703 mortgages recorded in Plymouth County. This February showed a 16% increase with 818 mortgages being recorded. With the possibility of a drop in interest rates later this year further monitoring is in order. Hopefully the spring market will help with these numbers. The average mortgage amount shows a modest 1% increase from \$332,108 in 2023, to \$336,433 in 2024.

The number of foreclosure deeds recorded over the course of the first two months of 2022, is up 79% compared to last year, from 19 to 34. This represents the highest number of foreclosure deeds since July, 2020. The number of notices recorded to initiate new foreclosure proceedings is comparable to last year. Foreclosure notices are up by 2% through the first two months of the year, from 99 in 2023, to 101 this year. Register Buckley

cautioned that with the higher interest rates borrowers currently face, the number of foreclosure notices should be watched as we get deeper into the year.

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a copy of one of the earliest recorded purchase and sale agreements filed with the Colonial Court in 1632. "France Eaton acknowledgeth that he hath sold to Kanelm & Josias Wynslow the now dwelling howse of the said France, wth other appurtenance thereunto belonging, expressed in a cov^t between them; the possession whereof the said France is to deliver unto the said Kanelme & Josias at or before the first of March next ensuing, for & in consideracon of twenty-six pownds, to be p^d according to cov^{ts} bearing date the day of this prnt; the s^d France warranting the same to be free from him, his *his* heires, &c, or any other intanglem^t w^tsoever, to them & their heires for ever." Court Orders, Vol. 1, p. 6 (1632).

On Friday, March 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 FEBRUARY 2024 COMPARED TO THE SAME PERIOD IN 2023

All figures are based on sales or mortgages between \$25,000.00 and \$3,000,000.

2024 sales volume: 832

2023 sales volume: 900

(8% decrease)

2024 total sales value: \$503,933,706

2023 total sales value: \$507,272,808

(1% decrease)

2024 average sales price: \$605,690

2023 average sales price: \$563,636

(7% increase)

2024 mortgage volume: 1,634

2023 mortgage volume: 1,661

(2% decrease)

2024 average mortgage amount: \$336,433

2023 average mortgage amount: \$332,108

(1% increase)

2024 foreclosure deeds: 34

2023 foreclosure deeds: 19

(79% increase)

2024 foreclosure notices: 101

2023 foreclosure notices: 99

(2% increase)

**Deeds and Unit Deeds Including Those Under \$100
January through January - February 2024**

	Jan	Feb	Total
ABINGTON	24	22	46
BRIDGEWATER	31	38	69
BROCKTON	90	115	205
CARVER	17	22	39
DUXBURY	27	25	52
EAST BRIDGEWATER	30	31	61
HALIFAX	14	12	26
HANOVER	33	16	49
HANSON	17	9	26
HINGHAM	49	47	96
HULL	24	23	47
KINGSTON	29	19	48
LAKEVILLE	25	20	45
MARION	19	12	31
MARSHFIELD	65	67	132
MATTAPOISETT	21	26	47
MIDDLEBORO	44	33	77
NORWELL	19	22	41
PEMBROKE	29	28	57
PLYMOUTH	160	130	290
PLYMPTON	2	5	7
ROCHESTER	14	16	30
ROCKLAND	21	26	47
SCITUATE	50	41	91
WAREHAM	46	53	99
WEST BRIDGEWATER	15	9	24
WHITMAN	30	24	54
TOTAL	945	891	1,836

Foreclosures and Orders of Notice February 2024

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	2
BRIDGEWATER	1	3
BROCKTON	2	9
CARVER	0	2
DUXBURY	1	2
EAST BRIDGEWATER	2	0
HALIFAX	1	1
HANOVER	2	1
HANSON	1	0
HINGHAM	0	1
HULL	1	1
KINGSTON	0	1
LAKEVILLE	1	2
MARION	0	0
MARSHFIELD	0	2
MATTAPOISETT	0	0
MIDDLEBORO	1	3
NORWELL	0	1
PEMBROKE	0	0
PLYMOUTH	2	11
PLYMPTON	0	0
ROCHESTER	0	1
ROCKLAND	1	2
SCITUATE	0	1
WAREHAM	0	4
WEST BRIDGEWATER	0	0
WHITMAN	1	1

W. B. 1632

Jan. 20
1632.

Doct. Warden Court of John & your employed of his m^r
for want of what job & complaint being found to be just. It
was ordered that your should sit or forth in appearance in or
else make order in time to some other that was able to provide
for you.

Jan. 7.

150 pound & one were divers accounts between Cammell Fuller
& Peter Browne to wit by differ. The said Cammell
being of another upon the examining of the night by agreed to refer
by six cause to Doct. Hest & to make by six remaining
and according to the full terms made & just to make over the
straight to a same at or before the last of this present month
and if either party shall fail to stand to the six arbiters to give to
forfeit the full sum of five hundred sterling.

Jan. 8

Francis Eaton acknowledged that he had sold to Handlen &
Joseph Wrayson the two dwelling houses of the said Francis
to wit the apartment & accounts belonging expressed in a Bill
between them. & of possession to wit the said Francis is to
delivered unto the said Handlen & Joseph at or before the first
of March next ensuing for in consideration of twenty
two pounds to be pay according to Doct. Wrayson date the day
of this present. And for Francis warranting the same to be free
from any other charge or claim from any other person or any
other in England or elsewhere & to give quiet for ever.

1632-3.

7 January.
PLYMOUTH,
WYNSLOW,
Govr.

Jan. 7. Whereas there were divers account^{ts} between Samuell Fuller, the elder, & Peter Browne, wherein they differ, the said Samuell being plaintiffe, upon thēexamining of things, they agreed to refer their cause to Robt Heeks & Franc^e Cooke, & to haue the hearing of their reeconing^{ts}, and according as they shall thinke meete & just to make even & sett streight the same at or before the last of this p^{re}nt moneth; and if either party shall fayle to stand to their arbiterm^t, then to forfeit the full sum of five pound^e starling.

8 January.

Jan. 8. Franc^e Eaton acknowledgeth that he hath sold to Kanelm & Josias Wynslow the now dwelling howse of the said Franc^e, wth other appurtenanc^e thereunto belonging, expressed in a cov^t between them; the possession whereof the said Franc^e is to deliver unto the said Kanelm & Josias at or before the first of March next ensuing, for & in considera^ōn of twenty-six pound^s, to be p^d according to cov^t bearing date the day of this p^{re}nt; the s^d Franc^e warranting the same to be free from him, his *his* heires, &c, or any other intanglem^t w^{so}ever, to them & their heires for ever.

[*7.]

*Stephen Deane, desiring to set up a water worke, to beate corne upon the brooke adjoyning to the towne of Plymouth, for the benefit of the co^mon wealth, was referred to the Gov^r & Councill for ans^w, who agreed wth him upon these following termes: That, provided the place he made choyce of were no hinderance to a grinding mill intended heereafter, he might bring his worke neere the towne. 2. That hee should receiue one pottle out of every bushell for toll, & no more. 3. That in case the said Stephen can beate all the corne that is or shall be used in the colony, it shall not be lawfull for any other to set up a worke of that kinde, except it be for his owne use, or freely, wthout toll or any other considera^ōn whatsoever, to giue leaue to others to make use of the same.

Wth condic^ōns the said Stephen accepted, & promised to bring his p^{re}nt worke to towne wth all convenient speede; and this so^mer to build such a worke as might serue the whole colony.

16 February.

Febr. 16. Richard Church hyred Wilt Baker from the first of March to the last of September to doe him service for & in considera^ōn of fowrteen bushels of corne & 12 ss. of money. Also the said Richard to giue him one months dyet after thēexpira^ōn of the said terme, & to provide a sufficient mate to saw wth the said Wilt, & the said Richard to giue him the squaring & help for pitting of so much timber as the said Wilt can saw in the moneth aforesaid; the board being sawen to be equally devided betweene the said Richard & the said Wilt. This they both acknowledged before the Gov^r.

1633.

25 March.

March 25, 1633. Tymothy Hatherly, merch^t of London, hath sold unto Edw. Holman, of this place, one heyfer, for thirtecn pound^e starling, to be p^d