

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

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

2022 REAL ESTATE TRENDS CONTINUE INTO 2023

Sales volume in January, 2023, were lower than the sales volume in January, 2022. This January, 513 deeds were recorded. In January, 2022, 661 deeds were recorded. "This represents a 22% decrease in sales," reported Register of Deeds John R. Buckley, Jr. "The real test will be the upcoming spring market," noted Register Buckley. The average sales price for homes in Plymouth County had been declining over the past few months, but January saw a slight increase.

In January, Plymouth County recorded fewer than 1,000 mortgages, specifically 958, for the first time since February, 2014. This represents a 50% decline from the 1,920 mortgages recorded in January, 2022. Declining mortgage activity started last year and remains a concern for 2023. As interest rates continue to rise, refinance activity too will likely continue to slow. This past week the Fed raised the interest rates by a quarter of a point, which represents a slowdown from the December half point increase. The Fed chairman Jerome Powell made it clear that additional increases were likely.

Plymouth County recorded 10 foreclosure deeds in January compared to 5 recorded last January. Even with the increase, this pace continues to provide good news for Plymouth County.

Foreclosure notices, the first document to reach the Registry in the foreclosure process, also provided good news for Plymouth County. Plymouth County recorded 57 home foreclosure notices in January compared to 30 in January, 2022. Again, the numbers are comparatively low and certainly nothing like they were in January, 2008, when 84 foreclosure deeds and 170 notices were recorded in Plymouth County. It is noteworthy that the Covid-19 mortgage foreclosure moratorium was lifted in 2021, so it played no role in the reported numbers for either 2022 or 2023. However, the last time that we saw this many notices recorded was just prior to the moratorium, in February, 2020, when 69 notices were recorded.

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 shows that gun laws have been around

for a long time. In 1670, the Colonial Court ordered that ... "Wheras seuerall psons haue bine greatly Indangered by seting of Guns It is enacted by the Court and the authoritie therof that none shall sett any Guns except in Inclosures and that the gun be sufficiently enclosed soe as it be Cecure from hurting man or beast and that hee that seteth the gun doe giue warning or notice therof to all Naighbours on the penaltie of paying a fine of fiue pounds to the vse of the Collonie for eury default." Laws, Part III, p. 119, 1670.

On Friday, February 24th, 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 FOR JANUARY 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: 513
2022 sales volume: 661
(22% decrease)

2023 total sales value: \$289,432,026
2022 total sales value: \$365,830,921
(21% decrease)

2023 average sales price: \$564,195
2022 average sales price: \$553,451
(2% increase)

2023 mortgage volume: 958
2022 mortgage volume: 1,920
(50% decrease)

2023 average mortgage amount: \$350,526
2022 average mortgage amount: \$358,757
(2% decrease)

2023 foreclosure deeds: 10
2022 foreclosure deeds: 5
(100% increase)

2023 foreclosure notices: 57
2022 foreclosure notices: 30
(90% increase)

Foreclosures and Orders of Notice January 2023

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	2
BRIDGEWATER	0	3
BROCKTON	4	8
CARVER	0	3
DUXBURY	0	0
EAST BRIDGEWATER	1	4
HALIFAX	0	4
HANOVER	0	0
HANSON	0	0
HINGHAM	0	0
HULL	0	4
KINGSTON	0	1
LAKEVILLE	0	0
MARION	0	0
MARSHFIELD	0	2
MATTAPOISETT	0	0
MIDDLEBORO	1	3
NORWELL	0	0
PEMBROKE	1	2
PLYMOUTH	1	6
PLYMPTON	0	1
ROCHESTER	0	1
ROCKLAND	1	4
SCITUATE	0	1
WAREHAM	1	4
WEST BRIDGEWATER	0	3
WHITMAN	0	2

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

	Jan	Total
ABINGTON	19	19
BRIDGEWATER	26	26
BROCKTON	116	116
CARVER	19	19
DUXBURY	34	34
EAST BRIDGEWATER	39	39
HALIFAX	15	15
HANOVER	17	17
HANSON	22	22
HINGHAM	48	48
HULL	23	23
KINGSTON	28	28
LAKEVILLE	27	27
MARION	9	9
MARSHFIELD	59	59
MATTAPOISETT	18	18
MIDDLEBORO	46	46
NORWELL	20	20
PEMBROKE	31	31
PLYMOUTH	192	192
PLYMPTON	6	6
ROCHESTER	9	9
ROCKLAND	26	26
SCITUATE	36	36
WAREHAM	68	68
WEST BRIDGEWATER	18	18
WHITMAN	38	38
TOTAL	1,009	1,009

1670
It is further by the Court and the
Speciall session writing shall be judged on by the Lord and Pees of the High Court
any either of our own Colonies or others to purchase a Court in the future and of
time to time the officers at the Court and that they shall all away from the Court
and those of the High Court and that any that shall purchase for a
Court shall pay the sum more say shall be stilling in your ~~at the Court~~ for so long
a time as they shall think that service and to have all other no before they so of the
Court

It is further by the Court and generally agreed on by the Court; that
our consideration with the five Colonies viz: Massachusetts and Connecticut shall
stand and remain as it did formerly with the
in regard of the Court and the authorities therof that a Committee to be chosen
to survey all our lands, and to gather in from them or any other inhabitant
they can get and compare them from a body of lands and report the same
to the next session Court for a further settlement therof and the charge therof
to be borne by and disposed by the Deputies
The Committee appointed by the Court were the Lord and Mr. Waller, Deane
and Mr. Hinkley
and if any of the Colonies or others
shall or ought any thing to the Committee
for their consideration when they meet
together it shall be well accepted;

It is further by the Court and the authorities therof that now shall be
any gun or powder in the Colonies and that the gun to sufficiently enough so as to
be taken from having any man or boat and that hee that shall be so in any
or more thereof to all the Neighbourhood on the penalty of paying a fine of
five pounds to the use of the Colonies for every default;

It is further by the Court that if there be any ship that will buy all the
Dunn that shall be made within the Colonies and will pay eight shillings
abroad for it in money and for every bushell of the said Dunn shall pay
in money they shall have it for and to deliver it at a place appointed in writing
Dunn that is to further ordered by the Court that if any officers except the
that they are to buy all the Dunn shall charge or charge any to be carried
out of the Colonies within the aforesaid bounds they shall for feere either
the Dunn or the value thereof, the one half to the Colonies and the other
half to those that are engaged to buy all the said Dunn
155