PLYMOUTH COUNTY REGISTRY OF DEEDS

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

PLYMOUTH COUNTY REAL ESTATE MARKET HITS TYPICAL JANUARY CHILL

In January, 414 deeds were recorded compared to 518 deeds recorded last January. "This represents a 19% decrease in sales," reported Register of Deeds John R. Buckley, Jr. "The decreases in sales volume will likely continue until the inventory increases and interest rates come down. The good news for 2024, is that there are indications that the interest rates may come down later this year. The real test will be the upcoming spring market," noted Register Buckley. The average sale price increased by 15%. In January of 2023, the average sale price was $564,195. That number climbed steadily through the course of the year, with January, 2024 sales averaging $647,982.

Plymouth County recorded 816 mortgages in January, down 15% from the 958 mortgages recorded in January, 2023. Declining mortgage activity started last year and remains a concern for 2024. As noted above, we wait for news from the Fed to see if the interest rates will drop later this year. The Federal Housing Finance Agency reports an average 30-year fixed mortgage rate of between 5.25 and 5.5 percent.

Plymouth County recorded 16 foreclosure deeds in January compared to 10 recorded last January. Even with the increase, this continues to provide overall good news for Plymouth County, as the total foreclosure numbers have remained low since the Covid19 moratorium.

Foreclosure notices, the first document to reach the Registry in the foreclosure process that shows someone is in trouble, provides even better news for Plymouth County. Plymouth County recorded 50 home foreclosure notices in January compared to 57 reported in January, 2023. This represents 12% fewer notices recorded than last January. This is a continued trend as Plymouth County recorded fewer foreclosure notices in each of the past seven months compared to the previous year's numbers. As we have stated previously the Registry has maintained a model program in conjunction with NeighborWorks by providing foreclosure information to NeighborWorks, who reaches out to help the homeowner.

Over the years, the colonial government instituted a number of laws relating to the native Americans, who they called Indians. In 1658, a law was passed that "noe Indians bee pmited to course or take vp any horses except in companie with the English …". Then, in 1669, a law was passed that "graunted to the English" libertie to sell horses to the Indians "prouided [that for] euery horse soe sold and ten shillings in mony" was paid to "the Towne Clarke". In 1659, "Wheras Complaint is made that the Indians … haue receiued great damage by the horses and hoggs of the English; it shalbee lawfull for the

Indians so anoyed … to bring such horses and hoggs … to the pound … and there to bee kept till the owners … satisfy the damage …". In 1673, "It is enacted … that noe ordinary keeper … shall henceforth sell any beer to any Indian vpon penaltie of fiue shillings ….". In 1674, "It is enacted … that … Indian claimes that are … made to any lands which are now orderly possessed by English those which doe lay claime to them shall… prosecute theire claime … within one whole yeare after they be off age…". Finally, the influence of King Philip's War is reflected in the 1675 law, "… That whosoeuer shalbe found to sell … Guns or Amunition … to any Indian … shalbe put to death"; and then in Septem: i680, "… that it shalbe Lawfull … to giue a lycence to Any English; to sell to our ffrendly Indians, such smale quantities of powder and shott, and to lend such armes to such of them …". Laws, Part III, pp. 88, 90, 110, 125, 132, 139, & 150. (1658-59; 1673-76; 1680).

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.

REAL ESTATE ACTIVITY FOR JANUARY 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: 414
2023 sales volume: 513
(19% decrease)

2024 total sales value: $268,264,437
2023 total sales value: $289,432,026
(7% decrease)

2024 average sales price: $647,982
2023 average sales price: $564,195
(15% increase)

2024 mortgage volume: 816
2023 mortgage volume: 958
(15% decrease)

2024 average mortgage amount: $345,860
2023 average mortgage amount: $350,526
(1% decrease)

2024 foreclosure deeds: 16
2023 foreclosure deeds: 10
(60% increase)

2024 foreclosure notices: 50
2023 foreclosure notices: 57
(12% decrease)

Deeds and Unit Deeds Including Those Under $100
January through January 2024

	Jan	Total
ABINGTON	24	**24**
BRIDGEWATER	31	**31**
BROCKTON	90	**90**
CARVER	17	**17**
DUXBURY	27	**27**
EAST BRIDGEWATER	30	**30**
HALIFAX	14	**14**
HANOVER	33	**33**
HANSON	17	**17**
HINGHAM	49	**49**
HULL	24	**24**
KINGSTON	29	**29**
LAKEVILLE	25	**25**
MARION	19	**19**
MARSHFIELD	65	**65**
MATTAPOISETT	21	**21**
MIDDLEBORO	44	**44**
NORWELL	19	**19**
PEMBROKE	29	**29**
PLYMOUTH	160	**160**
PLYMPTON	2	**2**
ROCHESTER	14	**14**
ROCKLAND	21	**21**
SCITUATE	50	**50**
WAREHAM	46	**46**
WEST BRIDGEWATER	15	**15**
WHITMAN	30	**30**
TOTAL	**945**	**945**

Foreclosures and Orders of Notice
January 2024

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	3
BRIDGEWATER	0	5
BROCKTON	2	9
CARVER	0	1
DUXBURY	0	1
EAST BRIDGEWATER	0	3
HALIFAX	1	0
HANOVER	0	2
HANSON	0	0
HINGHAM	0	0
HULL	1	2
KINGSTON	0	0
LAKEVILLE	1	1
MARION	0	0
MARSHFIELD	0	1
MATTAPOISETT	0	1
MIDDLEBORO	1	1
NORWELL	1	0
PEMBROKE	0	4
PLYMOUTH	0	7
PLYMPTON	2	0
ROCHESTER	0	0
ROCKLAND	3	2
SCITUATE	0	0
WAREHAM	3	3
WEST BRIDGEWATER	0	0
WHITMAN	0	5

83

It is enacted by the Court that none doe keep victualling howses or ordinaries
or drink wine but such as are allowed by the Cornwall Court and that if
any victualler or ordinary keeper doe dislodge drinke drinke himselfe or
suffer any man to bee drinke in his howse they shall pay five shillings a peece to stay
and if the victualler or ordinary keeper doe suffer any Drunkard to stay
drinking in his howse 2 hours at severall all one time the victualler or ordinary
keeper shall pay for every such default twelve pence; and the man so
staying above the said howre three shillings and four pence and by
drunkard is understood a man that lispes or faulters in his speech
by reason of over much drinke or that staggers in his going or that
vomits by reason of extreme drinking or can not follow his calling
the man or men that shall bee found guilty in these or any of them shall
for the first default pay five shillings and for the 2 and default
ten shillings to the allowed use and for the third default bee bound
to the good behaviour and if hee or they can not or will not pay the
fines set to bee sett in the stocks and so for the fourth time to bee
fined or bee whipt and so from time to time as often as they
shall offend or bee whipt

1646 against drunkards

It is enacted by the Court that the Children or servants as dwell
none any victualling howse bee not allowed entertained or suffered by the
Master of the said howse there to drinke and spend their time but
if any such doe bee found if hee offended a misdemeanor punisha
in the said victualler and to bee inquired into

1636 against children or servants drinking in victualling howses

It is enacted by the Court that the young men and other labourers that have dieted in Inns
and Alehouses especially which have had other howses to repaire
unto in the Country and Countrey it is therefore enacted by the Court that
none shall diett in Inns and Alehouses nor haunt them which
and in the Countrey they live in, nor make them the ordinary
place of their abode.

1638 against dieting in ordinaries

1371

90

It is ordered that the Indians in Seuerall inhabitants of this Jurisdiction living in Remote places from any towns have been greatly damaged by the horses and hoggs of the English, It is ordered by the Court that it shallbee lawfull for the Indians to be annoyed by the horses or hoggs of the English which live Remote from any towns, to bring such horses or hoggs to the nearest Towns, and there keepe till the owners take a course to satisfy the damage and such Indians to have liberty once a week for hoggs (if they bring them about eight miles) and also that if any such Gallies shall trespass the Indians it shallbee lawfull for them to impound them that so they may have reasonable satisfaction

of Gallies trespassing the Indians

1659

It is ordered by the Court that none shall make sale of any boards planks or timber out of the Commonwealth that shall bee growing in any swamps that are reserved for publicke use without leaue but shall onely bee doe of such as arise out of their owne proper grounds

1636

It is ordered by the Court that for the preuenting of all inconuenieniyes as may bee fall the Commonwealth by the wanting of timber that noe man of what condition soeuer shall fell or Dispoyse any manner of workes as pramids for house planks boards stringers shallopes boates barrels or whatsoever may tend to the destruction of timber how little soeuer the quantity bee without the consent approbation and liking of the Court and assistants and if any bee found faulty therein and shall imbarque or conuey to that end to make sale of any of the premisses aforesaid opposed or intended by this order the said timber to bee forfeited and to bee found wise the value thereof the sell to bee bended for the vse of the Collonie doe at what arise by within their owne Downes or priuate grounds

protibition of selling timber of planks boards of the Commonwealth

1626

1648

It is ordered by the Court that whosoeuer shall sawe any boards in any place within this Commonwealth that is not in the bounds of any priuate Downshing shall pay to the vse of the Commonwealth one shilling and eight pence for euery thousand to bee payed to the Treasurer for the vse of the Collonie opposite which shall be within the bounds of the Commonwealth and of timber and plank attending to the proportion answerably

1652

It is enacted by the Court, that liberty is hereby granted to the English in this Government to sell horses to the Indians, provided every horse so sold be brought to the Towne Clarke of that Towne where he is sold and ten shillings in money and deliver it to the said Clarke for the Collonies use, whoe shall keepe his mark or marke, and have hereof some of the said money for his paines and whoe shall sell any horses to the Indians and neglect so to doe, shall forfeit every such horse or the value thereof to the Collonies use.

It is further enacted by the Court that noe person within this Government shall sell or give any mare to the Indians on the penalty of the forfeiture of every such mare or the value thereof to the use of the Collonie; and that noe Indian shall be supposed to keepe any mare in this Collonie on like penalty upon proofe of the forfeiture of every such mare or the value thereof to the Collonies use.

1669 July 8th

It is enacted by the Court and the authoritie thereof that wine shall sell wine by retaile sixe ord (ydar or beer by retaile in this Collonie except they have a licence and to pay for their licence according to the capacitie of the place where they live, viz:

Plymouth	10	00	00
Thomas Lettice	08	00	00
Duxbury	02	00	00
Sittuate	01	10	00
Scituing	02	10	00
Taunton	02	00	00
Barnstable	02	00	00
Yarmouth	01	10	00
Sandwich	01	00	00
Rebecca	01	10	00

Provided that the Surveyors shall agree with William Crispe

Moreover it is enacted by the Court that all persons licensed within this Government shall not suffer or permit playing, drinking or tippling in their houses on the penalty of ten shillings for every default and that all ordinary keepers be ordered to keep good beer in their houses to sell by retaile and that some one in every Towne be appointed to taste the beer they sell be suitable to the price they sell it for.

Repealed June 11th 1670

It is enacted by the Court and the authoritie thereof that noe board shall be transported out of this Collonie nor noe kind of timber except it be wrought up in ffaggots or faste on penalties of forfeiture of all the same or the value thereof, to the use of the Collonie.

It is enacted by the Court that noe tobacco shall be brought into this Collonie and that noe tobacco shall sell in this Jurisdiction to exceed in a single price and forty shillings a thousand delivered all the water fishes in the Towne where they are sworn on the penalty of paying a fine of ten shillings not to take place until the next October Court.

Repealed June 11th 1670

Acts and orders made and Concluded the
the fourth day of July 1613

It is ordered by the Court that the Commission officers
of each Township of this Jurisdiction as soon as they be
duly shall make sure and take notice of the defects in armes
and ammition in each Township; which defects being delivered
to the Constable by the above said officers the Constable
with the Clerke of that Company shall levy the fines by
distresse for the use of the Company according to order
of Court, and that the said Millitary officers have the
like power; to make sure and levy fines for defect on
antient Band, and all Inhabitants altho not of the training
band; and the fine of such to be to the poor of the Towne or
other Towns use;

want of armes

Rules for Appriisments of Goods or other estate to be levied by distresse
or execution; viz: That two meet men of good judgement be chosen or
appriised, one of them by the Constable and the other by the person
whose estate the distresse is made or intuse of his defaulk
ion to be chosen by the Constable; and where the party
contended refuseth to sett forth suitable estate both as to worth
of the summe to be levied and to the summe due there the Constable
shall seize such Goods as may best suite therunto to be equally and
Judiciously ~~appised~~ appised according to the summe due and not
undervalued.

And intuse the appriisers refuse to attend that service on
Constables warrant then such refuser to forfeite five shillings
to the Countyes use

22

It is ordered by the Court that such Indians especially young
men as run in debt to any English for things necessary
for them shalle made to work it out all reasonable time
they have not else to discharge their just debts;

It is ordered by the Court that whosoever takes any pledge or
pawne of any Indian for silver or any other drink shall upon
Complaint of the Indian take back his pledge and the money
payed;

It is ordered by the Court that if any no ordinary keeper or
other person shall sell or give any beer to any Indian upon
penalty of five shillings for every quart so sold to be
payed to the Treasurer for the Countyes use;

Indians

And if any Indian be found drunke and will drinke not
be brought before the Court; in Court time or be seen any
more there; or in towns where not Magistrate is
before any of the Cheife men of the Towne if as soon as they
capable they will not declare of whom they had his
drinke; they shalle forfeit six shilling; and his note for
attusation 1.5s attusation of any other.

Indians

Indians

It is enacted by the Court That ~~that~~ noe Indian or Indians of those that came in and submitted themselves to mercye shalbe permitted ~~they~~ nor any of theire posteritie to weare armes for the future within this Collonie;

Indians

It is enacted by the Court That noe Indian ~~boyes~~ that are servants to the English shalbe permitted to vse guns for fowling or other exercise; as being Judged that it may proue prejudiciall in time to the English and therfore that none shalbe permitted soe to doe on paine of forfeiting euery such gun soe vsed to the vse of the Collonie;

~~fforasmuch as by frequent and sad Experience It is found that~~
~~that by frequent and sad Experience~~

Indians

this was first ordered and enacted by the Councell of warr in July 1676 and now confirmed by the Court

fforasmuch as by frequent and sad Experience it is found that selling of armes ~~to Indians~~ and amunition to the Indians, is very pernissious and destructiue to the English It is therfore ordered decreed and enacted by the Court and the authoritie therof; That whosoeuer shalbe found to sell barter or giue directly or Indirectly, any gun or guns or amunition of any kind, to any Indian or Indians; and the same legally proued against them; euery such person or persons shalbe put to death; And in defect of full and legall proffe ~~there the printed law prohibiting the same~~ selling guns or amunition to take place, see printed booke of lawes Chap: 14 page 43:

+ It the Court haue ordered That the necke of land called Showamett shalbe sold the prise wherof to be Improued for the releiffe of maimed souldiers and others that are in great nessessitie in our Collonie whose necessitie hath bin caused by the late warr as alsoe for the defraying of such Just debts as the Countrey stands engaged vnto any

+ It the Gou': ~~the~~ mr Hinckley Major Cudworth and the Treasurer or any two of them; are appointed, and Impowered by the Court to make sale of Showamett Mount hope and Pocassett in the behalfe of the Collonie and to make and seale deeds in the Collonies behalfe; for the confirmation of the sale of them and on receipt of the monies, to giue acquittances and discharges as occation may require;

+ And the same persons viz: The Gou'r: mr Hinckley Major Cudworth and the Treasurer are Impowered; together with one Messenger chosen and deputed by each Towne in this Collonie or as many of them as shall appeer att the time and place appointed; To make ~~all~~ for the releiffe and distribution of the prise and of Showamett ~~and~~ impouerished by the warr and of maimed souldiers and of persons impouerished by the warr poor widdowes ~~and~~ such as haue lost theire husbands in the warr and others in great nessessitie and for the defraying such apparent and Just debts as are by the Collonie ~~indebted~~ ~~are~~ owing vnto any;

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Part III

~~At the Second Session of the Generall Court at Salem on the 3d of 8mo for the Jurisdiction of the Massachusetts on the~~

At the third Session of the Generall Court ~~at Salem~~ held at Salem the 28th of 8ber 1680

It was ordered by the Court, that it shalbe Lawfull for any of the Indians Magistrates, to give a licence to any English, to sell to our Friendly Indians, such small quantities of powder and shott, and to lend such armes to such of them, as such Magistrates shall see cause, to licence thereunto; under their hand; Which licke shalbe a sufficient Warrant to such English, any order of Court, to the Contrary, in any wise notwithstanding

That noe Indians bee pmited to course or take vp any horses except in companie with the English and that with consent and approbation of a majestrate if there bee any in that towne if not with the approbation of the Towne clarke;

*110 June 2nd.

*It is enacted by the Court; That libertie is heerby graunted to the English in this Gou^rment to Sell horses to the Indians; prouided euery horse soe sold be brought to the Towne Clarke of that Towne where hee is sold and ten shillings in mony and deliuer it to the said Clarke for the Collonies vse whoe shall record his marke or markes; and haue twelue pence of the said

*90 Of Cattle treaspasing the Indians. 1650.

*Wheras Complaint is made that the Indians in seuerall ptes of this Jurisdiction liueing in remoue ptes from any townshipes; haue receiued great damage by the horses and hoggs of the English; It is enacted by the Court that it shalbee lawfull for the Indians soe anoyed by the horses or hoggs of the English whoe liue remote from any towne; to bring such horses or hoggs of the English to the pound in the next towneship; and there to bee kept till the owners take a course to satisfy the damage and such Indians to haue

twelue pence a peece for hoggs (if they bring them aboue eight Miles and alsoe that if any neate Cattle shall treaspas the Indians; it shalbee lawfull for them to Impound them that soe they may haue reasonable satisfaction. [Part III.]

It is enacted by the Court that noe ordinary keeper or other pson shall henceforth sell any beer to any Indian vpon penaltie of fiue shillings for euery quart soe sold to be payed to the Treasurer for the Countryes vse;

Indians.

It is enacted by the Court; that concerning Indian claimes that are or shalbe made to any lands within this Gou^rment; which are now orderly pos-

[Part III.] sesed by the English those which doe lay claime to them shall orderly comence and procecute theire claime as farr as hee or they are able; within one whole yeare after they be off age; and noe longer and that care be taken that the Indians haue notice of it;

[Part III.]

English It is therfore ordered decreed and Inacted by the Court and the authoritie therof; That whosoeuer shalbe found to sell barter or giue directly or Indirectly any Gun or Guns or Amunition of any kind; to any Indian or Indians; and the same legally proued against them; euery such pson or psons shalbe put to death; And in defect of full and legall proffe there the printed law prohibiting the same selling guns or amunition &c: To take place;

See printed booke of lawes Chap: 14 page 43:

this was first ordered and enacted by the Councell of Warr in July 1676 and now confeirmed by the Court.

*150

*Att the third session of the Generall Court held att Plymouth the 28th of Septem: 1680

Indians.

IT was ordered by the Court, that it shalbe Lawfull for any of the Majestrates, to giue a lycence to Any English; to sell to our ffrendly Indians, such smale quantities of powder and shott, and to lend such armes to such of them, as such Majestrates, shall see cause, to lycence thervnto; vnder; his hand; Which tickett shalbe a sufficient Warrant to such English, any order of Court, to the contrary, In any wise Notwithstanding;