

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS  
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR JULY 2022

## SLOW TRENDS IN REAL ESTATE BEGIN THE FISCAL YEAR

Plymouth County recorded the fewest number of mortgages this month since April, 2019, reported Register of Deeds John R. Buckley, Jr. The Registry of Deeds recorded 1,578 mortgages in July, compared to 2,619 mortgages recorded during July, 2021. The July recordings brings the 2022 total to 5,191, well behind last year's pace. "Last year at this time, we had recorded 5,949 mortgages through July," Register Buckley reported. "One of the goals of the Federal Reserve in increasing the interest rates was to slow down the real estate market. That effort can be seen in the above-noted 43% decline in mortgage recordings, and with the decrease in sales recordings noted below," said John Buckley.

The total sales volume for the first seven months of 2022 showed 5,191 transactions compared to 5,949 transactions in 2021, a 13% difference. "The gap in sales continues to widen as the year progresses. For example, back in March there was only a 7% drop in sales compared to 2021," noted Register Buckley. "Hopefully the sales activity will pick up in the fall," added Mr. Buckley.

Prices have continued to climb over the past year. The year-to-date average sale price topped \$600,000 for the first time, coming in at \$603,984. This represents a 12% increase over the \$537,074 reported at the seven-month mark in 2021. "Prices continue to creep up further attesting to the perception that we have low inventory and thus a seller's market," Buckley noted.

Plymouth County continues to see an uptick in foreclosure activity. Buckley reported 39 notices to foreclose were recorded in July, 2022. This calculates out to 10 more notices than were recorded last month, and 31 more than were recorded in July, 2021, when the moratorium was still in effect. This figure brings the total number of notices recorded in 2022 to 245, representing an increase of 150% over the 98 recorded during the first seven months of 2021.

Thus far this year Plymouth County has recorded 55 foreclosure deeds. This represents a 45% increase over the 38 deed foreclosures recorded last year at this time. It

is likely that as more time passes since the end of the foreclosure moratorium, the more filings we will see going forward.

As part of our ongoing effort to share with the public some of America's oldest records, and recognizing the limitations in place due to the coronavirus, we are attaching a copy of an original land record for one of the earliest mortgages recorded in our country, a mortgage that had a different kind of security. On May 27, 1639, Mr. John Combe mortgaged "one browne cow called Berry, which was sent him out of England" to Mr. Thomas Prence to secure the repayment of monies loaned to him. This "browne cove" was previously mortgaged and released by Mr. Prence upon Combe's repayment of an earlier debt. Plymouth Colony Records; Court Orders, Vol. 1, p. 200. Upon hearing of this loan transaction, one of our prominent local bankers inquired whether this was one of the first "used cow loans" .... When conditions permit we will resume our monthly display of these wonderful and historic documents in the Plymouth Colony Records Reading Room here at the Registry of Deeds.

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 JULY 2022  
COMPARED TO THE SAME PERIOD IN 2021

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

2022 sales volume: 5,191

2021 sales volume: 5,949

(13% decrease)

2022 total sales value: \$3,135,278,641

2021 total sales value: \$3,195,053,751

(2% decrease)

2022 average sales price: \$603,984

2021 average sales price: \$537,074

(12% increase)

2022 mortgage volume: 12,898

2021 mortgage volume: 22,740

(43% decrease)

2022 average mortgage amount: \$352,986

2021 average mortgage amount: \$344,376

(3% increase)

2022 foreclosure deeds: 55

2021 foreclosure deeds: 38

(45% increase)

2022 foreclosure notices: 245

2021 foreclosure notices: 98

(150% increase)

# Foreclosures and Orders of Notice July 2022

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

147  
and during  
is a difference betwixt the law  
of the Court about 20<sup>th</sup> ann more  
if the bargain shall prove to be  
that that the Court shall pay it, and  
it is to come to dwell by the Court  
of June next. And the Court  
of the Court

Memorandum by writing May 1639 That respect to Mr John Combe  
formly mortgaged assigned. set on into Mr Thomas Browne  
one Browne Dow called Berry was sent him out of England  
and that the said Mr Browne hath released the same into him  
again. Also the said Mr John Combe for and in consideration  
that the said Mr Thomas Browne hath undertaken to pay  
certain sum of money for the said John Combe unto Joseph  
the first of February next the said John Combe hath again assigned  
set on & mortgaged the said Browne Dow unto the said Mr  
Browne for his security.

Witness my hand  
By the Court  
The Court