

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## MID-SUMMER DOLDRUMS

The number of Plymouth County sales dipped for the first time since April, while refinance activity continued to remain in the doldrums in July, reported Plymouth County Register of Deeds John R. Buckley, Jr.

The volume of sales recorded in Plymouth County had been climbing slowly since April, from 534 in April to 815 in June. That trend came to an end in July as the number of deeds recorded in Plymouth County slipped to 644. At the same time, sale prices have continued to stabilize. Through the first seven months of this year, the average sale price reached \$611,105, representing a 1% increase from the \$603,984 average through the same period in 2022.

The Federal Reserve once again raised the interest rate, this time by a quarter of a point, bringing the current interest rate to its highest rate (5.25 - 5.5%) in twenty-two (22) years. With the increase it is likely that the refinance market will remain stalled. 1,067 mortgages were recorded in July, significantly less than the 1,578 mortgages recorded last July. This represents a 32% decrease in recordings. Between January and July of 2022, 12,898 mortgages had gone to record in Plymouth County. During the same seven month period this year, that number fell 43% to 7,373. At the same time, the average mortgage amount has dropped 3%, from \$352,986 through July of 2022, to \$341,671 during the same period this year.

Foreclosure figures have remained relatively modest, even with the federal moratorium well behind us. Plymouth County recorded 36 notices initiating new foreclosure proceedings in July of this year, down from 39 in July of 2022. The total number of notices filed through the first seven months of the year has risen 39%, from 245 in 2022, to 341 this year.

Plymouth County recorded 8 foreclosure deeds in July, down from 12 in June, bringing the total number recorded so far this year to 74. At the same point in 2022, Plymouth County had recorded 55 foreclosure deeds, representing a 35% increase so far this year.

As part of our ongoing effort to share with the public some of America's oldest land records, we are attaching a record that expands on last month's colonial record by setting forth the boundaries of Plymouth Colony in the year of 1658. It reads "all that pte of America ... that lyeth within or between a sertaine Rivolett or Rundelett comonly

called Coahassett allis Conahassett towards the north; and the ... Narragansett Riuer towards the south and the great Western Ocean towards the East; ... extending into the maine towaers the west; from the mouth of the said Riuer called Narragansett Riuer to the vtmost bounds and lymetts of a Countrey or place in New England called Pokanacutt ... allis Sowamsett westwards; ... and all lands Riuers waters hauens creekes ports ffishings fowlings; and all hereditiments profitts Comodities and emoluments whatsoever; ... furthermore all that Tract or pte of land in New England or pte of america aforesaid which lyeth ... and extendeth ... from the vtmost lymetts of Cobbasecontee ... which adjoyneth to the Riuer of Kennebecke ... towards the western Ocean; and a place called the falls at Nequamkicke in America aforesaid; and the space of fifteen English miles on each side of the said Riuer commonly called Kenebecke Riuer; that lyeth within the said bounds Eastwards Westwards Northwards and southwards last aboue mentioned... together with free Ingresse egresse and Regresse with shippes boates shallops and other vessels from the sea called the western ocean.” Laws, Part III, p. 8-9, 1658.

On Friday, August 25<sup>th</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 JULY 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: 4,140

2022 sales volume: 5,191

(20% decrease)

2023 total sales value: \$2,529,974,206

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

(19% decrease)

2023 average sales price: \$611,105

2022 average sales price: \$603,984

(1% increase)

2023 mortgage volume: 7,373

2022 mortgage volume: 12,898

(43% decrease)

2023 average mortgage amount: \$341,671

2022 average mortgage amount: \$352,986

(3% decrease)

2023 foreclosure deeds: 74

2022 foreclosure deeds: 55

(35% increase)

2023 foreclosure notices: 341

2022 foreclosure notices: 245

(39% increase)

# Foreclosures and Orders of Notice July 2023

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	0	0
BRIDGEWATER	0	1
BROCKTON	1	8
CARVER	0	0
DUXBURY	0	1
EAST BRIDGEWATER	0	0
HALIFAX	0	0
HANOVER	0	1
HANSON	0	0
HINGHAM	0	0
HULL	0	1
KINGSTON	0	0
LAKEVILLE	0	3
MARION	0	0
MARSHFIELD	0	0
MATTAPOISETT	0	0
MIDDLEBORO	0	1
NORWELL	0	1
PEMBROKE	0	1
PLYMOUTH	3	5
PLYMPTON	0	0
ROCHESTER	0	0
ROCKLAND	1	2
SCITUATE	0	0
WAREHAM	2	7
WEST BRIDGEWATER	0	1
WHITMAN	1	2

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

	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Total</b>
<b>ABINGTON</b>	19	28	34	31	36	29	43	<b>220</b>
<b>BRIDGEWATER</b>	26	29	54	38	60	43	36	<b>286</b>
<b>BROCKTON</b>	116	113	136	118	136	146	128	<b>893</b>
<b>CARVER</b>	19	19	17	14	31	33	15	<b>148</b>
<b>DUXBURY</b>	34	31	24	49	51	50	35	<b>274</b>
<b>EAST BRIDGEWATER</b>	39	16	37	22	33	33	32	<b>212</b>
<b>HALIFAX</b>	15	8	17	9	21	18	10	<b>98</b>
<b>HANOVER</b>	17	21	30	34	24	21	23	<b>170</b>
<b>HANSON</b>	22	16	21	20	18	25	15	<b>137</b>
<b>HINGHAM</b>	48	28	52	42	51	64	51	<b>336</b>
<b>HULL</b>	23	23	30	35	35	50	41	<b>237</b>
<b>KINGSTON</b>	28	16	18	17	50	44	27	<b>200</b>
<b>LAKEVILLE</b>	27	27	28	30	38	30	25	<b>205</b>
<b>MARION</b>	9	10	20	19	23	22	13	<b>116</b>
<b>MARSHFIELD</b>	59	52	69	38	66	116	65	<b>465</b>
<b>MATTAPOISETT</b>	18	21	29	22	34	34	28	<b>186</b>
<b>MIDDLEBORO</b>	46	44	52	49	61	50	40	<b>342</b>
<b>NORWELL</b>	20	18	15	19	27	28	23	<b>150</b>
<b>PEMBROKE</b>	31	30	40	38	41	54	47	<b>281</b>
<b>PLYMOUTH</b>	192	158	185	164	218	227	175	<b>1,319</b>
<b>PLYMPTON</b>	6	9	7	5	5	5	0	<b>37</b>
<b>ROCHESTER</b>	9	13	14	17	12	15	17	<b>97</b>
<b>ROCKLAND</b>	26	24	34	31	28	29	26	<b>198</b>
<b>SCITUATE</b>	36	41	70	52	64	91	70	<b>424</b>
<b>WAREHAM</b>	68	57	70	65	103	92	69	<b>524</b>
<b>WEST BRIDGEWATER</b>	18	14	13	13	27	23	12	<b>120</b>
<b>WHITMAN</b>	38	25	29	34	32	32	28	<b>218</b>
<b>TOTAL</b>	<b>1,009</b>	<b>891</b>	<b>1,145</b>	<b>1,025</b>	<b>1,325</b>	<b>1,404</b>	<b>1,094</b>	<b>7,893</b>

... and also instruments and constitutions for the ordering of the  
 well ordering of our said land and affluencing of our  
 lands within the said limits do our holden of his  
 Majesty his heirs and assigns as of his manor of  
 Westminster in the County of Westm in force and  
 full effect wherunto we have given our assent  
 and licence that all that the of America and first  
 and best of land that they within or between a certain  
 kinde or kinde of the said land called Conchiffall all  
 Conchiffall towards the north and the kinde called  
 Naraganseth towards the south and the great  
 Western Ocean towards the East, and within and  
 between a straight line directly extending into the main  
 towards the west from the mouth of the said River  
 called Narragansett River to the utmost bounds and  
 limits of a certain or place in New England called  
 Potanant all the said straight line extending  
 westwards and another like straight line extending  
 it self directly from the mouth of the said River  
 called Conchiffall all the said straight line towards the  
 west for as far as into the main land westwards  
 at the utmost limits of the said place or Country  
 called Potanant all the said straight line  
 called Narraganseth together with the one half  
 of the said River called Narraganseth and the said

2. said kinde or kinde called Conchiffall all the  
 and all lands there waters houses lands houses  
 forking land, all hereditaments profits commodities and  
 incidents whatsoever without lying and being  
 arising within or between the said limits or bounds  
 or any of them further more all that part or parts  
 of land of America of our said which is lying within or  
 between and extending it self from the utmost  
 limits of Conchiffall all the Comarones which  
 are adjacent to the River of Connecticut all the  
 Comarones towards the western Ocean and  
 a place called the falls at Weymouth in America  
 as aforesaid and the space of fifteen English miles  
 or more of the said River of Connecticut called  
 the said River that is lying within the said limits  
 Eastwards westwards northwards and southwards  
 last aforesaid, and all lands grounds houses  
 waters houses hereditaments and profits  
 whatsoever situate lying and being arising  
 arising in or within the said limits or bounds  
 or either of them together with the said  
 and together with the said shall be and shall be  
 from the sea called the western Ocean to the River  
 called Connecticut and from the said River to the  
 said Western Ocean together with all

Ma<sup>ties</sup> said Councell for New England; and sealed with their Comon seale  
to frame and make \*orders ordinances and Constitutions for the ordering  
disposing and Gouning of our psons and distributeing of our Lands within  
the said Lymetts To bee holden of his Ma<sup>ties</sup> his heires and successors as of  
his mannor of East greenwich in the County of Kent in free and Comon  
Socage and not in Capite nor by Knights seruice, viz: all that pte of  
America and tract and tracts of land that lyeth within or between a  
sertaine Rivolett or Rundelett comonly called Coahassett allis Conahassett  
towards the north; and the Riuer called Narragansett Riuer towards the  
south and the great Western Ocean towards the East; and within and be-  
tween a straight line directly extending into the maine towards the  
west; from the mouth of the said Riuer called Narragansett Riuer to the  
vtmost bounds and lymetts of a Countrey or place in New England called  
Pocanacutt allis Puckanackicke allis Sowamsett westwards; and another like  
straight line extending it selfe directly from the mouth of the said Riuer  
called Coahassett allis Conahassett towards the west so fare vp into the maine  
land westwards as the vtmost lymetts of the said place or Countrey comonly  
called Pokanacutt allis Puckanackicke allis Sowamsett doth extend; together  
with the one halfe of the said Riuer called Narragansetts; and the \*said Riuolett  
or Rundelett called Coahassett allis Conahassett; and all lands Riuers waters  
hauens creekes ports fishings fowlings; and all hereditiments proffits Comodi-

[PART III.]

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ties and emoluments whatsoever; Scituate lying and being arising within  
or between the said lymetts or bounds or any of them; furthermore all that  
Tract or pte of land in New England or pte of america aforsaid which lyeth  
within or between; and extendeth it selfe from the vtmost lymetts of Cobba-  
secontee allis Comacecontee which adjoyneth to the Riuer of Kennebecke allis  
Kennebekicke towards the western Ocean; and a place called the falls at  
Nequamkicke in America aforsaid; and the space of fifteen English miles  
on each side of the said Riuer comonly called Kenebecke Riuer; that lyeth  
within the said bounds Eastwards Westwards Northwards and southwards  
last aboue mentioned; and all lands grounds soyles Riuers waters fishings  
hereditiments and proffits whatsoever scituate lying and being arising hap-  
pening or accrewing in or within the said lymetts or bounds or either of  
them; together with free Ingresse egresso and Regresse with shipps boates  
shallops and other vessels from the sea called the western ocean; to the  
Riuer called Kennebecke and from the said Riuer to the said Western  
Ocean; together with \*all prorogatiues Rights Royalties Jurisdictions priui-  
lidges franchises liberties and emunities and alsoe marine liberties with the  
escheats and casualties therof; the Admiraltie Jurisdiction excepted; with  
all the Interest right title claime and demaund whatsoever which the said  
Councell and their successors now haue or ought to haue or may haue or  
require heerafter in or to any of the said Tract or portion of lands heerby  
mentioned to bee graunted; or any the pmisses in as free large ample and  
beneficiall manor to all Intents and constructions whatsoever as the said  
Councell by vertue of his Ma<sup>ties</sup> said letters may or can graunt; To haue  
and to hold the said Tract and tracts of land and all and singulare the  
pmisses aboue mencioned to bee graunted with their and euery of their  
appurtenances; To the said Wilham Bradford his heires associates and  
assignes for euer To the onely proper vse and absolute behoofe of the said  
Wilham Bradford his heires associates and assignes for euer; yeilding and  
paying vnto our said Sou<sup>er</sup>: Lord the Kinge his heires and successors for euer;  
one fift pte of the Oare of the mines of Gould and siluer; and one other fift  
pte therof to the Presedent and Councell; which shalbee had possessed and