

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES IMPROVING, MORTGAGES AND FORECLOSURE ACTIVITY STABLE

Plymouth County saw its busiest month this year in real estate sales, while the number of refinances managed to come in with the second most recordings this year, reported Register of Deeds John R. Buckley, Jr.

Plymouth County recorded 815 deeds in June, representing a slow but fairly steady increase since January of this year, when 513 sales went to record. Through the first half of this year, Plymouth County recorded 3,496 deeds, down from 4,389 during the same period in 2022. While the volume of this year's sales compared to last year has been down each month, the deficit in recorded deeds in 2023 has declined from a high of 30% in February to its current point of a 13% decline in June.

Sale prices have dropped dramatically in some areas of the country, and while Plymouth County has seen a flattening, property values are still higher than last year. The average sale price through June of this year was \$602,943, modestly higher than the \$596,797 during the same period in 2022. "We've seen sale prices rise steadily for a number of years," noted Buckley, "so we certainly notice the recent stabilization in prices. But given the more dramatic fall in other areas of the country, a 1% increase in Plymouth County represents a relatively healthy sales market." In terms of commerce generated through Plymouth County real estate sales, the total value sales through June of this year reached \$2.1 billion.

Buckley reported what may be the new norm for a while in refinance activity, at least until interest rates come down. Plymouth County recorded 1,269 mortgages in June, about equal to the 1,274 in May, and up from the 1,002 in April. Through the first half of the year, Plymouth County recorded 6,306 mortgages, representing a 44% decline from the 11,320 mortgages recorded through the same period last year. At the same time, the average amount of each mortgage has decreased 3%, from \$351,598 through June of 2022, to \$340,714 this year.

As throughout the country, foreclosure activity has seen increases in recordings in Plymouth County. Buckley reported 12 foreclosure deeds were recorded in June. That figure brings the total number of foreclosure deeds recorded in 2023 to 66, representing an increase of 38% over the 48 recorded during the first half of 2022. Notices initiating new foreclosures have increased by 48%, with 305 recorded through June of this year as compared to 206 during the same period in 2022. "Given the continued monthly

increases in foreclosure activity we will continue to monitor it closely,” stated Register Buckley.

As part of our ongoing effort to share with the public some of America’s oldest land records, we are attaching a record that reminds us that the Kennebeck region of Maine was once a part, not only of Massachusetts, but of Plymouth Colony. “Wheras It is giuen forth that diuers are vnsatisfied about the sale of Kenebecke and that oppertunitie is lately p’sented vnto vs for the haueing of it againe the deputies haueing considered of the p’mises; and finding noe way p’senting it selfe by the takeing of it againe for the better aduantage of the Collonie haue with one consent agreed that they desire not to meddle with it againe but doe ratify the sale therof.” Laws, Part II, p. 81, 1662.

On Friday, July 28th, 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 JUNE 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: 3,496

2022 sales volume: 4,389

(20% decrease)

2023 total sales value: \$2,107,887,852

2022 total sales value: \$2,619,343,920

(20% decrease)

2023 average sales price: \$602,943

2022 average sales price: \$596,797

(1% increase)

2023 mortgage volume: 6,306

2022 mortgage volume: 11,320

(44% decrease)

2023 average mortgage amount: \$340,714

2022 average mortgage amount: \$351,598

(3% decrease)

2023 foreclosure deeds: 66

2022 foreclosure deeds: 48

(38% increase)

2023 foreclosure notices: 305

2022 foreclosure notices: 206

(48% increase)

Foreclosures and Orders of Notice

June 2023

| Town | Foreclosure Deeds | Orders of Notice |
|------------------|--------------------------|-------------------------|
| ABINGTON | 0 | 3 |
| BRIDGEWATER | 1 | 1 |
| BROCKTON | 2 | 14 |
| CARVER | 1 | 1 |
| DUXBURY | 0 | 3 |
| EAST BRIDGEWATER | 0 | 0 |
| HALIFAX | 0 | 1 |
| HANOVER | 1 | 2 |
| HANSON | 1 | 0 |
| HINGHAM | 0 | 0 |
| HULL | 0 | 1 |
| KINGSTON | 0 | 0 |
| LAKEVILLE | 0 | 3 |
| MARION | 0 | 0 |
| MARSHFIELD | 0 | 1 |
| MATTAPOISETT | 0 | 1 |
| MIDDLEBORO | 0 | 2 |
| NORWELL | 0 | 0 |
| PEMBROKE | 0 | 3 |
| PLYMOUTH | 2 | 5 |
| PLYMPTON | 2 | 0 |
| ROCHESTER | 1 | 1 |
| ROCKLAND | 0 | 3 |
| SCITUATE | 0 | 1 |
| WAREHAM | 0 | 4 |
| WEST BRIDGEWATER | 0 | 1 |
| WHITMAN | 1 | 0 |

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

| | Jan | Feb | Mar | Apr | May | Jun | Total |
|-------------------------|--------------|------------|--------------|--------------|--------------|--------------|--------------|
| ABINGTON | 19 | 28 | 34 | 31 | 36 | 29 | 177 |
| BRIDGEWATER | 26 | 29 | 54 | 38 | 60 | 43 | 250 |
| BROCKTON | 116 | 113 | 136 | 118 | 136 | 146 | 765 |
| CARVER | 19 | 19 | 17 | 14 | 31 | 33 | 133 |
| DUXBURY | 34 | 31 | 24 | 49 | 51 | 50 | 239 |
| EAST BRIDGEWATER | 39 | 16 | 37 | 22 | 33 | 33 | 180 |
| HALIFAX | 15 | 8 | 17 | 9 | 21 | 18 | 88 |
| HANOVER | 17 | 21 | 30 | 34 | 24 | 21 | 147 |
| HANSON | 22 | 16 | 21 | 20 | 18 | 25 | 122 |
| HINGHAM | 48 | 28 | 52 | 42 | 51 | 64 | 285 |
| HULL | 23 | 23 | 30 | 35 | 35 | 50 | 196 |
| KINGSTON | 28 | 16 | 18 | 17 | 50 | 44 | 173 |
| LAKEVILLE | 27 | 27 | 28 | 30 | 38 | 30 | 180 |
| MARION | 9 | 10 | 20 | 19 | 23 | 22 | 103 |
| MARSHFIELD | 59 | 52 | 69 | 38 | 66 | 116 | 400 |
| MATTAPOISETT | 18 | 21 | 29 | 22 | 34 | 34 | 158 |
| MIDDLEBORO | 46 | 44 | 52 | 49 | 61 | 50 | 302 |
| NORWELL | 20 | 18 | 15 | 19 | 27 | 28 | 127 |
| PEMBROKE | 31 | 30 | 40 | 38 | 41 | 54 | 234 |
| PLYMOUTH | 192 | 158 | 185 | 164 | 218 | 227 | 1,144 |
| PLYMPTON | 6 | 9 | 7 | 5 | 5 | 5 | 37 |
| ROCHESTER | 9 | 13 | 14 | 17 | 12 | 15 | 80 |
| ROCKLAND | 26 | 24 | 34 | 31 | 28 | 29 | 172 |
| SCITUATE | 36 | 41 | 70 | 52 | 64 | 91 | 354 |
| WAREHAM | 68 | 57 | 70 | 65 | 103 | 92 | 455 |
| WEST BRIDGEWATER | 18 | 14 | 13 | 13 | 27 | 23 | 108 |
| WHITMAN | 38 | 25 | 29 | 34 | 32 | 32 | 190 |
| TOTAL | 1,009 | 891 | 1,145 | 1,025 | 1,325 | 1,404 | 6,799 |

Proposed

It is ordered by the Court that all ordinary ^{keepers} or Retailers of strong waters doe pay an excise of five pence a gallon for all strong liquors as are made in the Colonie and drawn and Retailled by them and eight pence a gallon for all strong as they shall bring in or have brought in to them from other parts whither they shall draw forth and Retaill as aforesaid; and that all Retaillers and ordinary keepers shall twice in the year viz. in the month of may and in the month of october, give an account to the Treasurer or his assignee how much of all strong liquors as they shall bring in or shall be brought in unto them and Retailled as aforesaid upon the penalty of paying a fine of five pounds for any that shall be brought in and not accounted for as aforesaid.

Whereas It is given forth that divers are enquired about the taking of Longbeards and that opportunity is taken & taken onto us for the having of it againe the deputies having considered of the premises and finding no way of getting it back by the taking of it againe for the better advantage of the Colonie have with our consent agreed that they should not to meddle with it againe but also Ratify the Patent

The Treasurer is ordered by the Court to procure a book of the Statutes of England for the use of the Colonie

[PART II.]

or waganor that is knowne to them; the said master Carrier or waganor; shall within three dayes of his arrivall or soone^r if it bee demaunded of him; giue in an inuoe of the same to such pson or psons as the Court shall appoint therevnto on penaltie of his forfeiting the vallue of all such goods the one third to the Informer and one third^s to the Collonie, and a third to them that is appointed to Inuoe and serch;

Morouer incase any Master Carrier or wagoner shall haue cause to suspect any such goods may bee concealed in any Cask or sacke amongst other goods; It shalbee lawfull for him to detaine it vnder his charge vntill hee haue enformed the pson or psons appointed to take care thereof ^{and authorised} ~~in whose~~ power it shalbee to open and serch the same; and incase any shalbee found that hath bine soe concealed it shalbee forfeited the one third to the Collonie another third to the master or searcher that shall enforme; and another third to the searcher and that all such psons as shalbee appointed to take Inuoe of such goods shall giue an accounte into euery of the generall Courts that soe they may enquire after and take due course for the preuencion of such abuse

And this Court doth Impower the majestrates to take such effectuall course against any that they shall find to transgresse in this kind as they may incase of other misdemeanors

And further the Court doth require all psons within this Gou^rment that doe or shall still any stronge waters to giue in an account vnto the psons appointed therevnto of their disposall of them both of the quantitie and the psons to whom sold on penaltie of his forfeiting the vallue of such liquors as hee shall not giue in; a third to the Collonie a third to the enformer and a third to such psons as are appointed to take Inuoyce therof;

1662.

*81b
Repealed.

*It is enacted by the Court that all ordinary keepers or retaillers of strongwaters doe pay an excise of four pence a gallon for all such liquors as are made in the Collonie and drawne and retailed by them and eight pence a gallon for all such as they shall bring in or haue brought in to them from other ptes which they shall draw forth and retaile as aforsaid; and that all retaillers and ordinary keepers shall twice in the yeare viz: in the month of may and in the month of october; giue in to the Treasurer or his assignes a true account of all such liquors as they shall bringe in or shalbee brought in vnto them and retailed as aforsaid vpon the penaltie of paying a fine of five pounds for any that shalbee brought in and not accounted for as aforsaid;

Wheras It is giuen forth that diuers are vnsatisfyed about the sale of Kenebecke and that oppertunitie is lately p^rsented vnto vs for the haueing of

it againe the deputies haueing considered of the p^rmisses ; and finding noe way p^rsenting it selfe by the takeing of it againe for the better aduantage of the Collonie haue with one consent agreed that they desire not to meddle with it againe but doe ratify the sale therof.

[PART II.]

The Treasurer is ordered by the Court to procure a booke of the statutes of England for the vse of the Collonie

^{1662.}
*Wheras Complaint is made of some ordinary keepers in this Jurisdiction that they doe allow p^rsons to stay on the Lords daies drinking in their houses in the Intrimes of times betwixt the exercises especially young p^rsons and such as stand not in need therof ; It is enacted by the Court and the authoritie therof that noe ordinary keeper in this Gou^rment shall draw any wine or liquor on the Lords day for any except in case of nessesitie for the reliefe of those that are sicke or faint or the like for their refreshing ; on the penalitie of paying a fine of ten shillings for every default ;

*82

It is ordered¹ by the Court that the Generall training shalbee one yeare att Duxburrow and another yeare att Yarmouth ; that is to say every other yeare for the future att one of those townes ; onely this p^rsent yeare for speciall cause it is ordered to bee att Plymouth on the third² Weddensday in September next ;

[¹enacted.][²last.]

It is enacted by the Court that if any one of the foot souldiers of any milletary Companie of this Jurisdiction shall vnnessesarily exempt himselfe from appearence att the generall trainings att the time and place appointed except incase of sickness lamenes Countrey busines or the like shalbee fined five shill. a day for every day they shall soe neglect incase they cannot giue a satisfactory reason therof vnto the milletary Comaunder in cheife of that Companie and that all such fines shalbee to the vse of the Companie to which the delinquents doe belonge ;

and these daies to bee as well for the daies of marching out of the towne as for the daies of exercise in training.

1664.

It is enacted by the Court that the whole troop of horse both they and the vounteers aded to them shall haue the same libertie that was graunted to those that were the first Troopers viz: to bee freed from foot seruice watching and warding ; and likewise their horses to bee rate free.

^{1662.}
*Wheras Notwithstanding former orders that haue bine made for the preuenting of wrong done to the Indians by the horses and hoggs of the English ; it doth appeer that the Indians liueing in remote ptes from any townshipes doe sustaine much wrong by horses and that the English likewise may sustaine much damage in their pticulares therby ; the Court haueing seriously considered therof and finding some Inconveniency in coming to a

*83

1662.

June.