

# PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

[www.plymouthdeeds.org](http://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 MARCH 2024

## SPRING MARKET BEGINS WITH GUARDED OPTIMISM

As the first quarter of 2024 came to a close Plymouth County Register of Deeds John R. Buckley, Jr. reports that each month has shown improvement. The total sales volume for the first quarter of 2024 has come close to the 2023 numbers. The Registry of Deeds recorded 508 deeds in March, up from 418 in February, and 414 in January, bringing the total for the quarter to 1,340, just 100 sales fewer than the 1,440 recorded by this time last year. "We have seen a fairly stable market to start the new year, showing modest increases in sales. The documented increases in sales in Plymouth County, albeit modest in nature, gives us hope for the spring market," commented Buckley. "With luck the sales activity will continue to climb as the market heats up," he added.

Like the sales activity, similar numbers came in on the refinance activity. Plymouth County recorded 937 mortgages in March, up from 818 in February and the 816 recorded in January, but still trailing the 2023 numbers. Over the course of the quarter, Plymouth County saw a 7% decrease in volume, from 2,761 mortgages recorded in the first quarter in 2023, down to 2,571 mortgages recorded during the same period this year.

There was a slight increase of 2% in the average dollar amount of the mortgages recorded in Plymouth County compared to the same period last year. The year to date average is \$339,840 compared to \$332,949 in 2023. This data suggests that homeowners have been judicious in refinancing their homes, maintaining their equity in their homes and minimizing any increase in monthly payments. In addition, it is noteworthy that the home sale prices in Plymouth County have not only maintained their value, but show a 7% increase compared to last year at this time. These are good signs for the economy.

The number of sales taking place by way of foreclosure continues to climb. In the first quarter of 2024, Plymouth County recorded 44 foreclosure deeds, up by 47% from the 30 foreclosure deeds recorded in the first quarter of 2023. "This number is still a far cry from the higher numbers of a decade ago, like the 291 recorded in the first quarter of 2012," said Buckley. "In March of this year we only recorded 10 foreclosure deeds, one less than the 11 foreclosure deeds recorded in March, 2023," reported Buckley.

In 2023, Plymouth County recorded 159 notices initiating new foreclosures over the course of the first three months. This year, that number dropped 10%, to 143 notices recorded at the Registry. This data supports the belief that troubled properties are playing a diminished role in the housing market. It too is a good sign for the economy.

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a copy of a Court Order that memorialized what was common practice in the 17<sup>th</sup> century, an apprenticeship. "Sam Jenny, the sonne of John Jenny, by the consent of the said John, hath bound himselfe apprentice to Kanelm Wynslow, of Plymouth, joyner, for the full terme of fowr yeares, during w<sup>ch</sup> time the said Samuell shall doe faithfull service, as becometh an apprentice .... Also the said Kanelm shall exercise the said Samuell in the joyner occupacon, and shall doe his best to instruct him in his said trade, and at the end of his tyme shall dowble appell the said Samuell. But if the said Kanelm shall remoue his dwelling from Plymouth, ... then this cov<sup>t</sup> to be void." Court Orders, Vol. 1, p. 53 (1633).

On Friday, April 26<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 MARCH 2024  
AS 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: 1,340  
2023 sales volume: 1,440  
(7% decrease)

2024 total sales value: \$821,813,968  
2023 total sales value: \$821,896,961  
(0% decrease)

2024 average sales price: \$613,294  
2023 average sales price: \$570,762  
(7% increase)

2024 mortgage volume: 2,571  
2023 mortgage volume: 2,761  
(7% decrease)

2024 average mortgage amount: \$339,840  
2023 average mortgage amount: \$332,949  
(2% increase)

2024 foreclosure deeds: 44  
2023 foreclosure deeds: 30  
(47% increase)

2024 foreclosure notices: 143  
2023 foreclosure notices: 159  
(10% decrease)

**Deeds and Unit Deeds Including Those Under \$100  
January through January - March 2024**

	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Total</b>
<b>ABINGTON</b>	24	22	25	<b>71</b>
<b>BRIDGEWATER</b>	31	38	48	<b>117</b>
<b>BROCKTON</b>	90	115	135	<b>340</b>
<b>CARVER</b>	17	22	25	<b>64</b>
<b>DUXBURY</b>	27	25	48	<b>100</b>
<b>EAST BRIDGEWATER</b>	30	31	22	<b>83</b>
<b>HALIFAX</b>	14	12	15	<b>41</b>
<b>HANOVER</b>	33	16	44	<b>93</b>
<b>HANSON</b>	17	9	21	<b>47</b>
<b>HINGHAM</b>	49	47	63	<b>159</b>
<b>HULL</b>	24	23	31	<b>78</b>
<b>KINGSTON</b>	29	19	26	<b>74</b>
<b>LAKEVILLE</b>	25	20	41	<b>86</b>
<b>MARION</b>	19	12	14	<b>45</b>
<b>MARSHFIELD</b>	65	67	44	<b>176</b>
<b>MATTAPOISETT</b>	21	26	27	<b>74</b>
<b>MIDDLEBORO</b>	44	33	53	<b>130</b>
<b>NORWELL</b>	19	22	10	<b>51</b>
<b>PEMBROKE</b>	29	28	35	<b>92</b>
<b>PLYMOUTH</b>	160	130	173	<b>463</b>
<b>PLYMPTON</b>	2	5	4	<b>11</b>
<b>ROCHESTER</b>	14	16	13	<b>43</b>
<b>ROCKLAND</b>	21	26	34	<b>81</b>
<b>SCITUATE</b>	50	41	43	<b>134</b>
<b>WAREHAM</b>	46	53	82	<b>181</b>
<b>WEST BRIDGEWATER</b>	15	9	20	<b>44</b>
<b>WHITMAN</b>	30	24	20	<b>74</b>
<b>TOTAL</b>	<b>945</b>	<b>891</b>	<b>1,116</b>	<b>2,952</b>

# Foreclosures and Orders of Notice

## March 2024

---

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



1633-4.

2 January.  
NEW  
PLYMOUTH,  
WYNSLOW,  
Gov<sup>r</sup>.

13. That whereas divers foote pathes lie thorow mens inclosures, and that great damage hath & may come to many by pulling up the same for driving of cattle or the like, it is ordered, that no man pull up any but upon extreme necessity, nor then w<sup>th</sup>out leave.

14. That the smale pcell of land lying in forme of an island upon New-harbour Marsh, on the north side the river, & called by the name of Susanna, be granted to Raph Fogge & his heires for ever.

6 January.  
[\*53.]

\*Jan. 6, 1633. Sañ Jenny, the sonn<sup>e</sup> of John Jenny, by the consent of the said John, hath bound himselfe apprentice to Kanelm Wynslow, of Plymouth, joyner, for the full terme of four yeares, during w<sup>ch</sup> time the said Samuell shall doe faithfull service, as becometh an apprentice, to the said Kanelm. Also, the said Kanelm shall exercise the said Samuell in the joyners occupacōn, and shall doe his best to instruct him in his said trade, and at the end of his tyme shall dowble ap<sup>pe</sup>ll the said Samuell. But if the said Kanelm shall remoue his dwelling from Plymouth, or the libertics thereof, then this cov<sup>t</sup> to be void.

19 January.

Jan. 10. Edw: Holman hath sold unto John Barnes one shallop, w<sup>th</sup> all thing<sup>l</sup> thereunto belonging. Also, one dwelling howse & twenty acres of land w<sup>th</sup> the fence & board<sup>l</sup> thereunto belonging, for & in considera<sup>o</sup>n of twenty pown<sup>d</sup> to be pd as followeth, vizt, 20<sup>l</sup> of merch<sup>t</sup> beaver in May ensuing at x<sup>iii</sup> p <sup>l</sup>; and in Nov<sup>r</sup> following twenty bushels of corne; and other ten pown<sup>d</sup> of beaver in March following. The said paym<sup>ts</sup> to be well & truly made to Edw. Wynslow, for & in the behalfe of the said Edw: Holman, his heires, &c. Also the said Joh. Barnes shall make good & possesse the said Edw: Holman of 20 acres of land in some convenient place at Scituat<sup>e</sup> to be to the sd Edw: & his heires for ever.

Ed. Holman &  
John Barnes  
came before me  
y<sup>e</sup> 6 May, 1635,  
and acknowl-  
edged himselfe  
fully payed.  
WILLIAM  
BRADFORD,  
Gov<sup>r</sup>.

13 January.

Jan. 13. John Barnes hath sold unto Rich. Higgins & his heires for ever one dwelling howse & 20 acres of land, being lately in the possession of Edw: Holman, w<sup>th</sup> all the fence, board<sup>l</sup>, timber, (squared & unsquared,) belonging to the same, in considera<sup>o</sup>n of ten pown<sup>d</sup> sterling to be paid in currant English money, or beaver at the rate it shall passe at the day of paym<sup>t</sup>, w<sup>ch</sup> is the 20<sup>th</sup> of March, in the yeare of our Lord 1634. And also the said Richard shall possesse the said John & his heires of 20 acres of land at Scituat<sup>e</sup>, in some convenient place.

22 January.

[\*55.]

\*Jan. 22, 1633. Whereas Kanelm Wynslow & Josias Wynslow, by a joynt purchase, bought of Franc<sup>l</sup> Eaton his then dwelling, as appeareth p contract bearing date the 8<sup>th</sup> of Jan., 1632, the said Josias hath sold unto the said Kanelm his p<sup>rt</sup> of the said purchase, as also of all & singular the moveables in & about the said dwelling howse & misted in joynt p<sup>tn</sup>ership between them