

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES AND MORTGAGES MOVE IN THE RIGHT DIRECTION

The number of real estate sales in Plymouth County continued a slow, but steady climb in May. Plymouth County Register of Deeds John R. Buckley, Jr. reported 707 sales in May, up from 534 in April, and marking the most deeds recorded in a month since last September. Overall, there have now been recorded 2,681 sales in Plymouth County in 2023. This is 22% fewer recordings of sales that had occurred during this time last year, when Plymouth County recorded 3,453 sales transactions. Despite some national reporting of sale price drops, Plymouth County sale prices continue to increase.

At the same time, refinances have also begun to show some signs of life. Buckley reported 1,274 mortgages were recorded in May, up from 1,002 in April, and marking the most mortgages recorded in a month this year. Through the first five (5) months of the year, Plymouth County recorded 5,037 mortgages, down 47% from the 9,509 that were recorded through the same period in 2022. While the volume of mortgages has started to rebound a little, consumers are borrowing slightly less per loan than they did last year at this time. The average mortgage through May of this year is \$331,862, down 5% from the \$348,931 average at this point last year.

Buckley also reported an increase in foreclosure activity. The number of notices initiating new foreclosure proceedings recorded each month have ranged from 36 to 60 during the first five (5) months of 2023. In May, that number came in at 59, which, other than the 60 recorded in March, represents the most notices recorded in over three (3) years. Buckley explains that while 59 foreclosure notices recorded in a single month is a concerning number, it pales when compared to the 114 foreclosure notices recorded back in May, 2008. "Although from a historic perspective, the numbers remain relatively low, the fact that the numbers are increasing bears watching," added Register Buckley.

There were 15 foreclosure deeds recorded, representing the highest number of foreclosures recorded since July, 2020. Buckley reported a total of 54 mortgage foreclosures recorded thus far in 2023, 32% more than the 41 recorded in the first five (5) months of 2022.

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a record that documents just how seriously the Colonists took their civic responsibilities. "Wheras the Court hath taken notice that diuers of the ffreemen ... doe neither apeer att Courts of election nor send theire voates by proxy for the Choise of majestrates ... It is enacted ... that whosoeuer of the ffreemen ... that shall

not appear att the Court of election att Plymouth in June annually nor send their voate by proxy ... for the choise of Gou^r Assistants Commissioners and Treasurer shalbee fined ... the sume of ten shillings for euery such default; vnlesse som vnavoidable impediment hinder such in theire appearance.” Laws, Part II, p. 69 (1660).

On Friday, June 30th, 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.

Finally, Register Buckley is pleased to announce that the Plymouth County Registry of Deeds now offers transcriptions of all the handwritten deeds from 1685-1868. “I am delighted to report that our transcription project is well underway, having almost the first two hundred (200) years of our records transcribed with just a click of the mouse,” said Register Buckley. The handwritten records can be difficult to decipher so this is a terrific advancement for lawyers, title examiners, historians, and genealogists. “We expect to continue with the transcription project until all handwritten records are transcribed,” concluded Mr. Buckley.

REAL ESTATE ACTIVITY THROUGH MAY 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: 2,681
2022 sales volume: 3,453
(22% decrease)

2023 total sales value: \$1,568,708,794
2022 total sales value: \$1,995,229,783
(21% decrease)

2023 average sales price: \$585,121
2022 average sales price: \$577,825
(1% increase)

2023 mortgage volume: 5,037
2022 mortgage volume: 9,509
(47% decrease)

2023 average mortgage amount: \$331,862
2022 average mortgage amount: \$348,931
(5% decrease)

2023 foreclosure deeds: 54
2022 foreclosure deeds: 41
(32% increase)

2023 foreclosure notices: 254
2022 foreclosure notices: 177
(44% increase)

Foreclosures and Orders of Notice

May 2023

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	2
BRIDGEWATER	0	1
BROCKTON	4	18
CARVER	1	1
DUXBURY	0	2
EAST BRIDGEWATER	0	1
HALIFAX	0	1
HANOVER	0	3
HANSON	2	1
HINGHAM	0	1
HULL	0	1
KINGSTON	1	0
LAKEVILLE	0	3
MARION	0	0
MARSHFIELD	2	1
MATTAPOISETT	0	0
MIDDLEBORO	1	1
NORWELL	0	0
PEMBROKE	0	3
PLYMOUTH	1	7
PLYMPTON	0	1
ROCHESTER	0	0
ROCKLAND	0	2
SCITUATE	0	3
WAREHAM	2	1
WEST BRIDGEWATER	0	1
WHITMAN	0	4

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

	Jan	Feb	Mar	Apr	May	Total
ABINGTON	19	28	34	31	36	148
BRIDGEWATER	26	29	54	38	60	207
BROCKTON	116	113	136	118	136	619
CARVER	19	19	17	14	31	100
DUXBURY	34	31	24	49	51	189
EAST BRIDGEWATER	39	16	37	22	33	147
HALIFAX	15	8	17	9	21	70
HANOVER	17	21	30	34	24	126
HANSON	22	16	21	20	18	97
HINGHAM	48	28	52	42	51	221
HULL	23	23	30	35	35	146
KINGSTON	28	16	18	17	50	129
LAKEVILLE	27	27	28	30	38	150
MARION	9	10	20	19	23	81
MARSHFIELD	59	52	69	38	66	284
MATTAPOISETT	18	21	29	22	34	124
MIDDLEBORO	46	44	52	49	61	252
NORWELL	20	18	15	19	27	99
PEMBROKE	31	30	40	38	41	180
PLYMOUTH	192	158	185	164	218	917
PLYMPTON	6	9	7	5	5	32
ROCHESTER	9	13	14	17	12	65
ROCKLAND	26	24	34	31	28	143
SCITUATE	36	41	70	52	64	263
WAREHAM	68	57	70	65	103	363
WEST BRIDGEWATER	18	14	13	13	27	85
WHITMAN	38	25	29	34	32	158
TOTAL	1,009	891	1,145	1,025	1,325	5,395

69

It is enacted by the Court that any one that shall bring in any
 Quaker or Rantler or led or write into this Courtment viz. by
 being a guide to them or any otherwise shall be fined to the use of the
 Courtment the sum of four pounds for every ^(fine) default.

Whereas some Doubt and Imposition hath arisen by Reason that some
 have since chosen to the office of Constable and have rather chosen to
 pay the fine formerly imposed for such default than to serve in the said
 office; and the the Towne Veffestals to make a new choice being willing
 them to further charge: It is enacted by the Court and the following thereof that if any man being chosen by
 any Towne in this Courtment to serve in the office of a Constable
 and shall refuse to serve therein shall be fined the sum of four pounds
 the one half thereof to the Towne in which they are chosen and the other
 half thereof to the use of the Colonie;

It is enacted by the Court that the Under Marshall shall have
 twenty shillings more added to his former wages to be received
 out of the Treasury; and that for the future hee shall not receive
 any fees for the keeping of any prisoner save only to have two
 shillings and six pence for commitment and two shillings and six pence
 for release as formerly;

Whereas the Court have taken notice that Divers of the Officers
 of this Corporation doe neither appear at Courts of election nor
 have made any provision for the choice of magistrates It is
 enacted by the Court and the following thereof; that whosoever of
 the Officers of this Corporation shall not appear at the
 Court of election at Plymouth in June annually nor send their
 proxies according to order of Court for the choice of Coud Assistants
 Commissioners and Treasurers shall be fined to the Colonie the sum
 of ten shillings for every such default; unless some reasonable Impediment
 hinder them in being appearants

*It is enacted by the Court that any one that shall bring in any Quaker or Rantor by land or water into this Gou^rment viz: by being a guide to them or any otherwise shalbee fined to the vse of the Gou^rment the sume of ten pounds for euery such default;

[PART II.]

*69

Wheras some Trouble and Inconuenience hath arisen by reason that some haue bine chosen to the office of Cunstable and haue rather chosen to pay the fine formerly Amerced for such default then to serue in the said office; and soe the towne Nessesitated to make a new choise therby puting them to further Charge; It is enacted by the Court and the Authoritie therof that if any man being chosen by any Towne in this Gou^rment to serue in the office of a Cunstable and shall refuse to serue therein shalbee fined the sume of four pounds the one halfe therof to the towne in which they are chosen and the other halfe therof to the vse of the Collonie;

It is enacted by the Court that the Vnder Marshall shall haue twenty Nobles more aded to his former wages To bee payed out of the Tresury; and that for the future hee shall not expect any fees for the keeping of any prisoner; saue onely to haue two shillings and six pence for comittment and two shillings and sixpence for release as formerly;

Wheras the Court hath taken notice that diuers of the ffreemen of this Corporation doe neither appeer att Courts of election nor send their voates by proxy for the Choise of majestrates &c It is enacted by the Court and the Authoritie therof; that whosoeuer of the ffreemen of this Corporation; that shall not appeer att the Court of election att Plymouth in June anually nor send their voate by proxy according to order of Court for the choise of Gou^r Assistants Comissioners and Treasurer shalbee fined to the Collonies vse the sume of ten shillinges for euery such default; vnlesse some vnavoidable impediment hinder such in their appeerance;

*Wheras the milletary Companies of this Jurisdiction are entered into a Regementall Posture and therefore that the vse of Pikes is nessesry and some alreddy prouided for that end; It is enacted by the Court that the charge of the said pikes shalbee borne by the townes respectiuely and that notwithstanding this order that such as exersiceth with the said pikes shall keep their other Armes viz: Muskett &c fix and fitt for seruice;

*70

In reference vnto the order of Court concerning carying of Armes to the meetings on the Lords day it is enacted by the Court and the Authoritie therof that if any ouerseer of any Squadron in any milletary Companie of

Repealed June 9th 1661.