

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR DECEMBER 2022 2022 COMES TO A CLOSE; WILL THERE BE BETTER DAYS AHEAD

December marked the end of a challenging 2022 for real estate sales and refinances reported Plymouth County Register of Deeds John R. Buckley, Jr. While Buckley reported some signs of encouragement for Plymouth County in the month of December, the year was marked by a large decline in the volume of mortgages, a decline in sales, and an increase in foreclosure activity. Total documents recorded in 2022 was 115,802 compared to the 164,582 documents recorded in 2021, making it a 29% drop.

Buckley reported a slight bounce for Plymouth County real estate over the last month, with the number of sales rebounding to 701 from 664 in November, and the 1,205 mortgages recorded in November increased to 1,300 mortgages recorded in December. "December had better numbers for deed and mortgage recordings than November," said Register of Deeds John R. Buckley, Jr.

While the number of December recordings were higher than November, overall volume of sales declined compared to 2021. Plymouth County recorded 8,945 deeds in 2022, down 17% from the 10,824 deeds recorded in 2021. While the average sale price of \$600,564 did increase by 9% over last year, there is evidence that there has been a significant drop in the average sales price during the last three (3) months.

With respect to refinances, because of the increases in the interest rates, Plymouth County saw a 47% decline in the number of mortgages recorded in 2022, down to 19,807 from 37,213 in 2021. "Last year will be remembered more for the decline in the number of sales and refinances than for the increase in foreclosure activity," Buckley noted. The total year-end foreclosure recordings were 103, which is a 37% increase over the 75 moratorium impacted foreclosures recorded in 2021.

Plymouth County recorded 476 notices to foreclose in 2022, compared to the 221 notices recorded in 2021, also impacted by the lifting of the moratorium. "We will continue to watch these figures and report them on a monthly basis," added Buckley.

In terms of the year ahead, Buckley describes his perspective as "hopeful, for all those who have felt the impact of the declining real estate market. A drop in the average sales price may generate more sales."

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a copy of a record that restauranteurs in Plymouth County might want to keep in mind with New Year's celebrations upon us. In 1646, the

Colonial Court ordered that ... “none doe keep Victualling houses or Ordinarys or draw wine but such as are allowed by the Generall Court and that any Victualler or ordinary keeper doe either drink drunke himselfe or suffer any pson to bee drunken in his house they shall pay fiue shillings apiece; and if the Victualler or ordinary keeper doe suffer any townsmen to stay drinking ... aboue an houre att one time the victualler ... shall pay ... twelue pence and the pson soe staying aboue the said houre three shillings and four pence; and by drunkenness is vnderstood a pson that lispes or faulters in his speech ... or that staggers his goeing or that vomitts by reason of excessiue drinking ... shall ... pay fiue shillings... or if they can not or will not pay the fines then sett in the Stockes..” Laws, Part II, p. 48, 1636.

On Friday, January 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 recognizes the outstanding service of the Registry staff in 2022. “We are very fortunate to have hard working and the dedicated staff here at the Registry to keep our operation running smoothly,” said Register Buckley.

REAL ESTATE ACTIVITY FOR CALENDAR YEAR 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: 8,945

2021 sales volume: 10,824

(17% decrease)

2022 total sales value: \$5,372,046,564

2021 total sales value: \$5,949,714,724

(10% decrease)

2022 average sales price: \$600,564

2021 average sales price: \$549,678

(9% increase)

2022 mortgage volume: 19,807

2021 mortgage volume: 37,213

(47% decrease)

2022 average mortgage amount: \$347,443

2021 average mortgage amount: \$347,458

(0% decrease)

2022 foreclosure deeds: 103

2021 foreclosure deeds: 75

(37% increase)

2022 foreclosure notices: 476

2021 foreclosure notices: 221

(115% increase)

2022 documents recorded: 115,802

2021 documents recorded: 164,582

(29% decrease)

Foreclosures and Orders of Notice December 2022

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	1	1
BRIDGEWATER	0	1
BROCKTON	0	16
CARVER	0	1
DUXBURY	1	0
EAST BRIDGEWATER	0	1
HALIFAX	0	1
HANOVER	0	1
HANSON	0	0
HINGHAM	0	0
HULL	0	2
KINGSTON	0	0
LAKEVILLE	0	1
MARION	0	0
MARSHFIELD	1	1
MATTAPOISETT	0	0
MIDDLEBORO	0	2
NORWELL	1	0
PEMBROKE	0	2
PLYMOUTH	1	7
PLYMPTON	0	1
ROCHESTER	0	0
ROCKLAND	1	0
SCITUATE	0	1
WAREHAM	3	2
WEST BRIDGEWATER	0	0
WHITMAN	0	4

**Deeds and Unit Deeds Including Those Under \$100
January through December 2022**

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
ABINGTON	30	35	53	31	40	45	31	31	33	35	48	29	441
BRIDGEWATER	55	34	66	49	42	52	56	63	48	52	44	51	612
BROCKTON	156	146	193	187	160	182	162	160	144	147	132	156	1,925
CARVER	18	23	34	21	27	28	23	23	24	26	12	20	279
DUXBURY	37	35	36	44	48	47	47	58	30	41	27	31	481
EAST BRIDGEWATER	20	29	37	30	28	35	49	41	26	36	36	26	393
HALIFAX	12	13	15	22	22	28	22	21	17	19	22	16	229
HANOVER	29	16	24	39	29	35	47	40	38	19	24	32	372
HANSON	29	19	25	19	31	35	24	28	20	16	37	31	314
HINGHAM	52	46	68	57	73	65	53	63	52	37	50	60	676
HULL	34	33	40	42	55	37	55	32	36	35	26	43	468
KINGSTON	41	33	36	21	37	39	30	46	52	33	32	29	429
LAKEVILLE	27	32	28	37	34	47	37	55	36	32	44	43	452
MARION	26	17	18	21	15	25	14	13	19	25	16	18	227
MARSHFIELD	66	54	66	54	61	97	72	85	67	78	63	65	828
MATTAPOISETT	32	28	30	21	21	31	25	26	36	22	20	34	326
MIDDLEBORO	59	45	78	74	59	70	58	77	61	63	56	54	754
NORWELL	29	27	29	33	37	43	41	26	30	20	23	24	362
PEMBROKE	46	35	44	42	41	42	37	55	44	56	29	35	506
PLYMOUTH	214	198	272	219	253	237	179	235	191	186	210	200	2,594
PLYMPTON	6	5	8	7	8	4	16	4	10	8	6	5	87
ROCHESTER	13	13	19	17	22	22	17	20	21	12	12	8	196
ROCKLAND	24	33	24	33	34	52	34	29	33	36	38	36	406
SCITUATE	70	31	69	50	84	72	74	77	76	64	66	67	800
WAREHAM	78	70	85	86	84	93	83	95	76	92	72	89	1,003
WEST BRIDGEWATER	14	25	19	15	15	26	17	26	17	21	12	20	227
WHITMAN	37	24	33	36	22	31	33	43	30	35	22	36	382
TOTAL	1,254	1,099	1,449	1,307	1,382	1,520	1,336	1,472	1,267	1,246	1,179	1,258	15,769

PLYMOUTH COLONY RECORDS

In 1646, the Colonial Court ordered that ... "none doe keep Victualling houses or Ordinarys or draw wine ... as allowed by the Generall Court and that any Victualler or ordinary keeper doe either drink drunke himselfe or suffer any pson to bee drunken in his house they shall pay fiue shillings apiece; and if the Victualler or ordinary keeper doe suffer any townsmen to stay drinking ... aboute an houre att one time the victualler ... shall pay ... twelue pence and the pson soe staying aboute the said houre three shillings and four pence; and by drunkenness is vnderstood a pson that lispes or falters in his speech ... or that stagers his goeing or that vomitts by reason of excessiue drinking ... shall ... pay fiue shillings... or if they can not or will not pay the fines then sett in the Stockes.." Laws, Part II, p. 48, 1646.

This matter by the Court that none doe keepe Victualling houses or Ordinarys or draw wine but such as are allowed by the Court and that if any Victualler or ordinary keeper doe either drink drunke himselfe or suffer any pson to bee drunken in his house they shall pay fiue shillings apiece and if the Victualler or ordinary keeper doe suffer any townsmen to stay drinking in his house aboute an houre att one time the victualler or ordinary keeper shall pay for every such default twelue pence and the pson soe staying aboute the said houre three shillings and four pence and by drunkenness is vnderstood a pson that lispes or falters in his speech by reason of excessiue drinking or that stagers in his goeing or that vomitts by reason of excessiue drinking or that can not follow his talking they pson or psons that shall be found guilty in these or any of these shall for the first default pay fiue shillings and for the second default ten shillings to the Collonies use and for the third time to be bound to the good behavior and if hee or they can not or will not pay the fine then to bee sett in the Stockes and for the fourth time to bee fined five pounds or bee whipt and for from time to time as often as they shall see cause;