

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR NOVEMBER 2022

SALES DROP; REFINANCES CONTINUE TO FALL; FORECLOSURES HOLD STEADY

Plymouth County real estate sales in November remained on roughly the same lackluster pace as in recent months, with the volume of deeds down 27% from November, 2021, reported Register of Deeds John R. Buckley, Jr. Through eleven months of 2022, Plymouth County has recorded 8,244 deeds, down from 9,833 during the same period last year.

“While the decline in the volume of monthly real estate sales has mostly been at roughly 16% through most of the year, the total value of Plymouth County sales has only declined 7%, with roughly \$5 billion in sales in 2022, as compared to \$5.4 billion through November of 2021,” said Register John R. Buckley, Jr. During the past couple of months there has been a modest drop in the average sales price, but over the calendar year it has risen 11%, from \$547,101 this time last year to \$607,430 presently.

The Registry recorded 1,205 mortgages in November, down from the 1,275 mortgages recorded last month and down 55% from the 2,653 mortgages recorded in November of 2021. The total value of Plymouth County mortgages has also seen a decline in 2022. The decline in mortgage filings is significantly higher than the decline in sales. Consumers have borrowed approximately \$6.5 billion in mortgages this year, down 46% from the \$11.9 billion borrowed at this point in 2021. At the same time, the average mortgage of \$349,055 is 1% higher than the average of \$345,608 through the first eleven months of last year.

Foreclosure sales continue at their post-moratorium pace. Plymouth County recorded 9 foreclosure deeds in November, equaling the August and September foreclosure recordings, but less than the 12 foreclosures recorded in October. The year-to-date total is 94, which is a 49% increase over the 63 foreclosures recorded at this time last year. Although this increase is not good news, when you consider that there were 1,179 foreclosures recorded in Plymouth County at this time in 2008, it does bring a different perspective to today's numbers.

The number of notices initiating new foreclosures in November also continued at a steady pace. Plymouth County recorded 45 notices, slightly less than the 47 recorded in October and the 48 recorded in September. The year-to-date total is 431, which is significantly higher than the 203 recorded at this time in 2021, but again, significantly less than the 1,793 notices recorded at this time in 2008. “Thankfully, the trend in new

foreclosure filings has not skyrocketed from last year with the termination of the foreclosure moratorium on June 30, 2021," said Register Buckley.

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 demonstrates how the colonial court codified its transition from common ownership of land to private property rights. In 1636, the Colonial Court ordered that ... "all exchanges giufts morgages leases or other conveyances of houses and lands shalbee acknowledged before the Gour ... and committed to publicke record and the fees to bee paied." Laws, Part III, p. 71, 1636. It was these kind of decisions by the colonial leaders that began the recording system of today and that have preserved our earliest history for America.

On Friday, December 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.

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: 8,244

2021 sales volume: 9,833

(16% decrease)

2022 total sales value: \$5,007,655,757

2021 total sales value: \$5,379,645,483

(7% decrease)

2022 average sales price: \$607,430

2021 average sales price: \$547,101

(11% increase)

2022 mortgage volume: 18,507

2021 mortgage volume: 34,499

(46% decrease)

2022 average mortgage amount: \$349,055

2021 average mortgage amount: \$345,608

(1% increase)

2022 foreclosure deeds: 94

2021 foreclosure deeds: 63

(49% increase)

2022 foreclosure notices: 431

2021 foreclosure notices: 203

(112% increase)

1636

Remains
same

It is enacted by the Court and the Authoritie thereof that ~~the~~ ^{the} ~~Authoritie thereof~~ shall extend according to the ~~honourable~~ ^{honourable} Custom of ~~England~~ ^{England} and hold of our governing

1636

to be
Recorded

It is enacted by the Court and the Authoritie thereof that all exchanges ~~of~~ ^{of} ~~houses~~ ^{houses} ~~and~~ ^{and} ~~lands~~ ^{lands} ~~shall~~ ^{shall} ~~be~~ ^{be} ~~made~~ ^{made} ~~before~~ ^{before} ~~the~~ ^{the} ~~Court~~ ^{Court} or any one of the Justices and admitted to publick Record and to pass to be guided

1662

Wife
to have
thirds

It is enacted by the Court and the Authoritie thereof that if any man die without Will his wife shall have a third ~~part~~ ^{part} of his Lands during her life and a third ~~part~~ ^{part} of his ~~estate~~ ^{estate} for ever

The
Wife
must consent
to sale of
Lands

July 6
1646

It is enacted by the Court and the Authoritie thereof that the Justices or any one of them shall have full power to take the acknowledgment of a bargain and sale of houses and lands ~~for~~ ^{for} that they bear a book thereof and cause them to be recorded with all convenient speed and that the wife hereafter come in and consent unto and ~~attest~~ ^{attest} the sale thereof also; But that all bargains and sales of houses and lands made before this day to remaine for ever to the buyers notwithstanding the wife did not acknowledge the same

1645
1646
1647
1648
1649

Lands
with
yeas
1636

633

It is enacted by the Court that if any man die more in ~~debt~~ ^{debt} than his estate of goods and chattels ~~shall~~ ^{shall} ~~be~~ ^{be} ~~paid~~ ^{paid} ~~unto~~ ^{unto} if the ~~same~~ ^{same} ~~be~~ ^{be} ~~found~~ ^{found} ~~to~~ ^{to} ~~be~~ ^{be} ~~due~~ ^{due} ~~unto~~ ^{unto} ~~him~~ ^{him} ~~or~~ ^{or} ~~his~~ ^{his} ~~heirs~~ ^{heirs} ~~or~~ ^{or} ~~assignes~~ ^{assignes} ~~of~~ ^{of} his estate otherwise that the ~~same~~ ^{same} ~~be~~ ^{be} ~~paid~~ ^{paid} ~~unto~~ ^{unto} ~~the~~ ^{the} ~~creditors~~ ^{creditors} ~~of~~ ^{of} his estate

Foreclosures and Orders of Notice November 2022

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	2
BRIDGEWATER	1	1
BROCKTON	3	7
CARVER	1	2
DUXBURY	0	1
EAST BRIDGEWATER	1	1
HALIFAX	0	0
HANOVER	0	0
HANSON	0	0
HINGHAM	0	1
HULL	0	0
KINGSTON	0	2
LAKEVILLE	1	1
MARION	0	1
MARSHFIELD	0	2
MATTAPOISETT	0	0
MIDDLEBORO	1	4
NORWELL	0	0
PEMBROKE	1	2
PLYMOUTH	0	6
PLYMPTON	0	1
ROCHESTER	0	0
ROCKLAND	0	1
SCITUATE	0	2
WAREHAM	0	5
WEST BRIDGEWATER	0	2
WHITMAN	0	1

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
ABINGTON	30	35	53	31	40	45	31	31	33	35	48	412
BRIDGEWATER	55	34	66	49	42	52	56	63	48	52	44	561
BROCKTON	156	146	193	187	160	182	162	160	144	147	132	1,769
CARVER	18	23	34	21	27	28	23	23	24	26	12	259
DUXBURY	37	35	36	44	48	47	47	58	30	41	27	450
EAST BRIDGEWATER	20	29	37	30	28	35	49	41	26	36	36	367
HALIFAX	12	13	15	22	22	28	22	21	17	19	22	213
HANOVER	29	16	24	39	29	35	47	40	38	19	24	340
HANSON	29	19	25	19	31	35	24	28	20	16	37	283
HINGHAM	52	46	68	57	73	65	53	63	52	37	50	616
HULL	34	33	40	42	55	37	55	32	36	35	26	425
KINGSTON	41	33	36	21	37	39	30	46	52	33	32	400
LAKEVILLE	27	32	28	37	34	47	37	55	36	32	44	409
MARION	26	17	18	21	15	25	14	13	19	25	16	209
MARSHFIELD	66	54	66	54	61	97	72	85	67	78	63	763
MATTAPOISETT	32	28	30	21	21	31	25	26	36	22	20	292
MIDDLEBORO	59	45	78	74	59	70	58	77	61	63	56	700
NORWELL	29	27	29	33	37	43	41	26	30	20	23	338
PEMBROKE	46	35	44	42	41	42	37	55	44	56	29	471
PLYMOUTH	214	198	272	219	253	237	179	235	191	186	210	2,394
PLYMPTON	6	5	8	7	8	4	16	4	10	8	6	82
ROCHESTER	13	13	19	17	22	22	17	20	21	12	12	188
ROCKLAND	24	33	24	33	34	52	34	29	33	36	38	370
SCITUATE	70	31	69	50	84	72	74	77	76	64	66	733
WAREHAM	78	70	85	86	84	93	83	95	76	92	72	914
WEST BRIDGEWATER	14	25	19	15	15	26	17	26	17	21	12	207
WHITMAN	37	24	33	36	22	31	33	43	30	35	22	346
TOTAL	1,254	1,099	1,449	1,307	1,382	1,520	1,336	1,472	1,267	1,246	1,179	14,511