

PLYMOUTH COUNTY REGISTRY OF DEEDS

50 OBERY STREET, PLYMOUTH, MA 02360

(508) 830-9200

FAX (508) 830-9221

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 NOVEMBER 2023

PLYMOUTH COUNTY REAL ESTATE MARKET REMAINS RELATIVELY QUIET

The Plymouth County real estate sales market is poised to close 2023 the way it started, quietly. Through the first eleven months of the year, housing prices and foreclosures are up modestly over 2022, but everything else, including sales and mortgage activity, remain down.

The Registry of Deeds has recorded 6,711 deeds through the first eleven months of 2023, representing a 19% decrease in recorded deeds over the same period in 2022. Plymouth County Register of Deeds John R. Buckley, Jr. reported that unlike in most places where values have dropped, values here have continued to rise slightly over the course of the year. "At the eleven-month mark in 2022, the average sale price in Plymouth County was \$607,430," Buckley reported. "At the same point in 2023, that figure is up 2%, at \$621,612," added the Register.

Plymouth County has seen a decrease in refinance activity throughout 2023. "With only a month of activity ahead of us in 2023, we have already seen 36% fewer mortgages than we saw at this time in 2022," Buckley explained. The Registry recorded 11,817 mortgages through November, 2023, compared to 18,507 mortgages through November, 2022, a 36% decline.

Buckley's foreclosure report is consistent with previous reports this year. Plymouth County has recorded on the average 12 foreclosures per month. In November the Registry recorded 12 foreclosure deeds. "The number of foreclosure deeds recorded each month has remained relatively low all year, although somewhat higher than last year," Buckley reported. Registry staff recorded 128 foreclosure deeds during the first eleven months of 2023. In 2022, 94 foreclosure deeds were recorded over the same time period, representing a 36% increase.

The number of notices initiating new foreclosures is similar to last year. Buckley reports that 495 foreclosure notices were recorded through November of this year, up 15% from the 431 that were recorded during the same period in 2022.

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 likely explains the long-held tradition of a young suitor asking a prospective bride's father for her hand in marriage. In the 1630's, the Colonial Court ordered "... that none bee allowed to Marry that are vnder the Couert of Parents but by their consent and approbation ...". It was further ordered "... that if any shall make any motion of marriage to any mans daughter not haueing first obtained leaue and consent of the parents or masters soe to doe shalbee punished by fine ... or corporall punishment att the discretion of the bench and according to the nature of the offence;" It was further enacted "... incase consent cannot bee had then it shalbee with the consent of the Gou^r or some assistant to whom the psons are knowne whose Care it shalbee to see the marriage bee fit before it bee allowed by him; and after approbation bee three seuerall times published before the solemnizing therof." Laws, Part III, p. 74-75, 1636 & 1638.

On Friday, December 29th, 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 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: 6,711

2022 sales volume: 8,244

(19% decrease)

2023 total sales value: \$4,171,640,632

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

(17% decrease)

2023 average sales price: \$621,612

2022 average sales price: \$607,430

(2% increase)

2023 mortgage volume: 11,817

2022 mortgage volume: 18,507

(36% decrease)

2023 average mortgage amount: \$340,861

2022 average mortgage amount: \$349,055

(2% decrease)

2023 foreclosure deeds: 128

2022 foreclosure deeds: 94

(36% increase)

2023 foreclosure notices: 495

2022 foreclosure notices: 431

(15% increase)

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total
ABINGTON	19	28	34	31	36	29	43	35	21	28	30	334
BRIDGEWATER	26	29	54	38	60	43	36	53	42	49	34	464
BROCKTON	116	113	136	118	136	146	128	160	151	129	138	1,471
CARVER	19	19	17	14	31	33	15	25	23	17	18	231
DUXBURY	34	31	24	49	51	50	35	35	52	37	36	434
EAST BRIDGEWATER	39	16	37	22	33	33	32	37	31	27	28	335
HALIFAX	15	8	17	9	21	18	10	14	15	13	19	159
HANOVER	17	21	30	34	24	21	23	37	29	31	33	300
HANSON	22	16	21	20	18	25	15	25	19	27	19	227
HINGHAM	48	28	52	42	51	64	51	49	84	104	80	653
HULL	23	23	30	35	35	50	41	38	39	54	45	413
KINGSTON	28	16	18	17	50	44	27	42	22	32	26	322
LAKEVILLE	27	27	28	30	38	30	25	29	30	20	37	321
MARION	9	10	20	19	23	22	13	13	17	20	12	178
MARSHFIELD	59	52	69	38	66	116	65	77	66	74	69	751
MATTAPOISETT	18	21	29	22	34	34	28	30	26	25	24	291
MIDDLEBORO	46	44	52	49	61	50	40	54	54	48	35	533
NORWELL	20	18	15	19	27	28	23	36	40	24	33	283
PEMBROKE	31	30	40	38	41	54	47	38	49	38	39	445
PLYMOUTH	192	158	185	164	218	227	175	208	210	195	203	2,135
PLYMPTON	6	9	7	5	5	5	0	11	7	10	4	69
ROCHESTER	9	13	14	17	12	15	17	20	14	14	8	153
ROCKLAND	26	24	34	31	28	29	26	29	36	41	34	338
SCITUATE	36	41	70	52	64	91	70	70	44	69	55	662
WAREHAM	68	57	70	65	103	92	69	118	81	101	73	897
WEST BRIDGEWATER	18	14	13	13	27	23	12	25	17	19	21	202
WHITMAN	38	25	29	34	32	32	28	37	35	19	23	332
TOTAL	1,009	891	1,145	1,025	1,325	1,404	1,094	1,345	1,254	1,265	1,176	12,933

Foreclosures and Orders of Notice November 2023

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	2
BRIDGEWATER	0	2
BROCKTON	1	10
CARVER	0	0
DUXBURY	0	0
EAST BRIDGEWATER	1	2
HALIFAX	2	1
HANOVER	0	1
HANSON	0	0
HINGHAM	0	1
HULL	1	0
KINGSTON	1	0
LAKEVILLE	0	2
MARION	0	0
MARSHFIELD	1	2
MATTAPOISETT	0	1
MIDDLEBORO	0	3
NORWELL	0	1
PEMBROKE	0	1
PLYMOUTH	0	3
PLYMPTON	1	1
ROCHESTER	1	0
ROCKLAND	1	4
SCITUATE	0	0
WAREHAM	1	4
WEST BRIDGEWATER	1	1
WHITMAN	0	1

mutuall Consent the Sonne and you shall agree during whole time
you shall lawfully and faithfully keep all such records as you shall
654 see John the withall; and shall record all banns and orders
and shall enter all Doves grants and Conveyances you shall
know all banns marriages and burials that shall be
brought unto you within your towne and shall publish all
Contracts of marriages you shall be required to do
according to order of court bearing date the 20th day of
October 1646, for truly you God,

636 If it is enacted by the Court that none be allowed to marry
marriage that are under the Consent of Parents, but by their Consent
and approbation but in case Consent cannot be had then it shall
be with the Consent of the Court or some assistant to whom the
offens are known whose Care it shall be to see the marriage
be first before it be allowed by him; and after approbation
be thus for all times published to the said effect

75
1638
Whereas divers good will for marriage both in regard of their own
good and also in regard of their weak estate some granting
the Inveigling of mens daughters and maides under Guardians
whom they to their parents and Guardians liking; and of maides from
without the same and liking of their masters, it is therefore enacted
by the Court that if any shall make any motion of marriage to any
maide daughter not having first obtained leave and Consent of the
parents or masters so to do shall be punished by fine for it or
not fine pounds or corporal punishment ~~at the~~ at the discretion
of the Court and according to the Nature of the offense

[PART III.] vse of the Collonie; and the other halfe to the said clarke or register keeper vpon his complaint and alsoe that euery master or mistris of the family in the which any pson dieth or pson next in relation to them soe dead shall giue notice vnto the said Clarke or register keeper; the name of the pson and the day of his said buriall and in defect therof to forfeit three shillings for euery default; the one halfe to the Gou^rment and the other halfe to the clarke or register keeper upon his complaint; and that the clarke or register keeper of each Township shall exhibite a true and pfect Coppy fairly written anually att March Courts vnto the Court of the beirthes marriages and burialls of the yeare past; and lastly that the Clarke or register keeper of euery Township shall publish all the contracts of marriages and haue twelue pence for his fees for euery marriage as hee publisheth orderly;

*74

*The oath of a Towne Clarke.

1654.

You shall faithfully serue in the office of a Towne Clarke of the Towne of for this p^rsent yeare and soe long as by mutuall Consent the Towne and you shall agree during which time you shall carfully and faithfully keep all such Records as you shalbee Intrusted withall; and shall record all towne acts and orders and shall enter all Towne graunts and Conveyances you shall record all beirtes marriages and burialls that shalbee brought vnto you within your towne and shall publish all Contracts of marriages you shalbee required to doe according to order of Court bearing date the 20th day of October 1646 soe heelp you God;

1636.

Marriage must
bee with con-
sent of parents.

It is enacted by the Court that none bee allowed to Marry that are vnder the Couert of Parents but by their Consent and approbation but incase consent cannot bee had then it shalbee with the consent of the Gou^r or some assistant to whom the psons are knowne whose Care it shalbee to see the marriage bee fitt before it bee allowed by him; and after approbation bee three scuerall times published before the sollemnising therof.

*75

1638.

none may sol-
licite to mar-
riage on paine
of fine or pun-
ishment.

*Wheras diuers psons vnfit for marriage both in regard of their young yeares and alsoe in regard of their weake estate some practising the Inveigling of mens daughters and maides under Gaurdians contrary to their parents and Gaurdians likeing; and of maid seruants without the leaue and likeing of their Masters; It is therefore enacted by the Court that if any shall make any motion of marriage to any mans daughter not haueing first obtained leaue and consent of the parrents or masters soe to doe shalbee punished by fine soe it exceed not fiae pounds or corporall punishment att the discretion of the bench and according to the nature of the offence;