

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 at Register Buckley's office (508) 830-9298

SALES SLOW AND MORTGAGES DECIMATED IN OCTOBER; FORECLOSURES MAINTAIN TROUBLESOME PACE

On the heels of sluggish sales in August and September, Register of Deeds John R. Buckley, Jr. reported a continued slowdown in the number of Plymouth County sales and refinances during the month of October. With 695 sales, October became the third month in 2022, in which Plymouth County recorded fewer than 700 deeds. "A decrease in activity is certainly well documented throughout the industry right now," Register John R. Buckley, Jr. noted. Register Buckley added, "There is no question that the Federal Reserve is impacting recordings with its rate decisions."

Thus far in 2022, Plymouth County has recorded 7,580 deeds. Last year at this time Plymouth County had recorded a total of 8,921 deeds, 15% more than this year. "We have to look at the slow-down in the context of longer-term trends, but certainly at this time of the year we anticipate sales and even refinances to slow down as we head into the holidays," said Register Buckley.

Plymouth County recorded the fewest mortgages in October since pre-Covid-19 times. 1,275 mortgages were recorded, bringing the total number of mortgages recorded this year to 17,302, a 46% decline in mortgage recordings when compared to the 31,846 mortgages recorded in Plymouth County in 2021. In fact, the 1,275 October mortgage recordings represent the fewest number of monthly recordings in almost four (4) years, going back to February, 2019.

While the dormancy in deed and mortgage recordings may provide some concern to those watching the real estate market, the continued increases in the foreclosure numbers are potentially more troubling. Plymouth County recorded 55 foreclosure deeds through the first ten months of 2021. This year that figure has increased 55% to 85. October foreclosures increased by 140% when compared to October, 2021 foreclosure recordings. This October we have seen 12 foreclosures and in 2021, there were only 5. It is important to note that these numbers remain miniscule when we look back at the challenging days of 2008. In October, 2008 Plymouth County recorded 91 foreclosures, which brought the year total to 1,095.

Notices initiating new foreclosures continue to increase at a comparable rate. In October there were 47 notices to foreclose recorded in Plymouth County. This represents a 47% increase over the 32 notices recorded last October. Year to date there have been 386 foreclosure notices recorded. Last year at this time only 165 notices had been recorded, a 134% increase in recordings. Again it is important to note that the increase in

both foreclosure and notice to foreclose recordings is skewed due to the passage of the Covid-19 related mortgage foreclosure moratorium legislation and the lifting of same.

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 defied expectations. It has been well-documented that native Americans were often unfairly deprived of their lands by the colonists. However, in 1671, a colonist by the name of William Nicarson sued Mattaquaquason, sachem of Mannamoiett, claiming that the sachem "refuseth to signe him a deed to ... land that hee, the said Nicarson, purchased of him." In this case the jury found for the sachem, and ordered Nicarson to pay Mattaquason twenty shillings "for charges in attendances on the suite comensed ...".
Judicial Acts, Part I, March 5, 1671-2.

Beginning on Friday, November 25th, we will resume our monthly display of these wonderful and historic documents in the Plymouth Colony Records Reading Room here at the Registry of Deeds. Our plan going forward will be to display the monthly record on the last Friday of the month from 9:00 a.m. to 3:00 p.m. 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 THROUGH OCTOBER 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: 7,580

2021 sales volume: 8,921

(15% decrease)

2022 total sales value: \$4,620,119,083

2021 total sales value: \$4,859,360,796

(5% decrease)

2022 average sales price: \$609,514

2021 average sales price: \$544,710

(12% increase)

2022 mortgage volume: 17,302

2021 mortgage volume: 31,846

(46% decrease)

2022 average mortgage amount: \$349,970

2021 average mortgage amount: \$344,585

(2% increase)

2022 foreclosure deeds: 85

2021 foreclosure deeds: 55

(55% increase)

2022 foreclosure notices: 386

2021 foreclosure notices: 165

(134% increase)

Foreclosures and Orders of Notice October 2022

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	2
BRIDGEWATER	1	1
BROCKTON	2	10
CARVER	0	0
DUXBURY	0	0
EAST BRIDGEWATER	0	1
HALIFAX	1	1
HANOVER	0	1
HANSON	1	1
HINGHAM	0	0
HULL	0	0
KINGSTON	0	1
LAKEVILLE	0	1
MARION	0	1
MARSHFIELD	2	2
MATTAPOISETT	0	0
MIDDLEBORO	0	2
NORWELL	0	1
PEMBROKE	0	1
PLYMOUTH	1	8
PLYMPTON	0	1
ROCHESTER	0	1
ROCKLAND	0	2
SCITUATE	1	0
WAREHAM	2	4
WEST BRIDGEWATER	0	0
WHITMAN	0	5

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
ABINGTON	30	35	53	31	40	45	31	31	33	35	364
BRIDGEWATER	55	34	66	49	42	52	56	63	48	52	517
BROCKTON	156	146	193	187	160	182	162	160	144	147	1,637
CARVER	18	23	34	21	27	28	23	23	24	26	247
DUXBURY	37	35	36	44	48	47	47	58	30	41	423
EAST BRIDGEWATER	20	29	37	30	28	35	49	41	26	36	331
HALIFAX	12	13	15	22	22	28	22	21	17	19	191
HANOVER	29	16	24	39	29	35	47	40	38	19	316
HANSON	29	19	25	19	31	35	24	28	20	16	246
HINGHAM	52	46	68	57	73	65	53	63	52	37	566
HULL	34	33	40	42	55	37	55	32	36	35	399
KINGSTON	41	33	36	21	37	39	30	46	52	33	368
LAKEVILLE	27	32	28	37	34	47	37	55	36	32	365
MARION	26	17	18	21	15	25	14	13	19	25	193
MARSHFIELD	66	54	66	54	61	97	72	85	67	78	700
MATTAPOISETT	32	28	30	21	21	31	25	26	36	22	272
MIDDLEBORO	59	45	78	74	59	70	58	77	61	63	644
NORWELL	29	27	29	33	37	43	41	26	30	20	315
PEMBROKE	46	35	44	42	41	42	37	55	44	56	442
PLYMOUTH	214	198	272	219	253	237	179	235	191	186	2,184
PLYMPTON	6	5	8	7	8	4	16	4	10	8	76
ROCHESTER	13	13	19	17	22	22	17	20	21	12	176
ROCKLAND	24	33	24	33	34	52	34	29	33	36	332
SCITUATE	70	31	69	50	84	72	74	77	76	64	667
WAREHAM	78	70	85	86	84	93	83	95	76	92	842
WEST BRIDGEWATER	14	25	19	15	15	26	17	26	17	21	195
WHITMAN	37	24	33	36	22	31	33	43	30	35	324
TOTAL	1,254	1,099	1,449	1,307	1,382	1,520	1,336	1,472	1,267	1,246	13,332

John Whiston of Brittain Complaind against
 Edward Gorton of Brittain in an action of the Case to the
 value of fifty pounds for that the said Gorton hath not
 returned thirty and four pounds and five shillings
 in English Goods Received by Edward Gorton of
 the said Whiston of Edward Gorton in the sum
 one thousand five hundred ~~eighty~~ ^{eighty nine} ~~and~~ ^{whereby the said}
 Whiston Cometh to be Damaged

non
 paid

William Rawson Complaind against Matthew
 Gorton of Warranwilt in an action of the
 Case to the Damage of two hundred pounds for
 that the said Matthew Gorton Refuseth to give him
 a deed to Affine him of the Land that hee the
 Rawson purchaseth of him;

The Jury find for the defendant

Removd: That twenty shillings is allowed to
 Matthew Gorton for Charges in Attendance on the Jury
 Composed against him by William Rawson above
 mentioned

In Witness whereof the Names of the Jury
 John Winflow
 John Morton
 Francis
 Daniel
 George
 Thomas