

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

INTEREST RATES, LOW INVENTORY & HOLIDAYS KEEP NUMBERS DOWN

The approach of the holiday season usually brings a slowdown of market activity. This, along with high interest rates and low inventory, are all contributing factors in the low sales and mortgage numbers for October. The numbers were less than the recording numbers in September, but not dramatically so. Register of Deeds John R. Buckley, Jr. reports "We recorded 592 deeds in October, slightly down from the 661 deeds recorded in September. Mortgages recorded in October closely trailed the September numbers. The Registry recorded 1,048 mortgages in October, compared to 1,084 mortgages recorded in September."

Through the first ten months of 2023, the Plymouth County Registry recorded 6,132 deeds, compared to 7,580 recorded during the same period in 2022. "Considering the high interest rates and low inventory it should come as no surprise that the sales numbers are 19% lower than last year at this time," noted Register Buckley.

Mortgage activity this year is also quieter than last year. Plymouth County has recorded 38% fewer mortgages this year compared to last year at this time. "We have recorded 10,785 mortgages this year compared to 17,302 mortgages recorded by this time last year. I would further note that the mortgage filings in each month in 2023, have been less than the number of mortgages recorded during the corresponding month in 2022," observed Register Buckley. "The Federal Reserve's decision not to increase interest rates is a positive sign as we close in on the end of the year," added Buckley.

Both foreclosure recordings and foreclosure notices lag far behind the pre-Covid19 numbers. For example, in October, 2023, the Registry recorded 16 foreclosures. In October, 2019, the Registry recorded 31 foreclosures. Through the first ten (10) months of the year, Plymouth County recorded 116 foreclosure deeds, representing a 36% increase from the 85 foreclosure deeds that were recorded through this time last year, but still much lower than our pre-Covid numbers, when at the same juncture in 2019, 268 foreclosure deeds had been recorded.

Foreclosure notices, the first document to reach the Registry in the foreclosure process, also provided comparatively good news for Plymouth County. Through October, 452 notices to foreclose have been recorded, compared to 576 notices recorded by this

time in 2019. 386 notices were recorded last year at this time, so there has been a 17% increase over last year, likely attributable to the termination of the moratorium enacted during the pandemic.

As part of our ongoing effort to share with the public some of America's oldest records, we are attaching a law, similar to the grand jury process today, that documents how the colonists used the "grand inquest" to maintain law and order in Plymouth Colony. In 1636, the colonists passed a law that "... a great Quest bee Impaneled by the Gou^r ... and warned to serue his Maⁱ^e by enquiring into the abuses and breaches of such wholsome lawes and ordinances as tend to the preseruacion of the peace and good of the Subject and that they p^resent such to the Court as are guilty that soe they may bee prosecuted by the Court by all due meanes." Laws, Part III, p. 39 (1636).

On Friday, November 24th, 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 THROUGH OCTOBER 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: 6,132
2022 sales volume: 7,580
(19% decrease)

2023 total sales value: \$3,802,901,866
2022 total sales value: \$4,620,119,083
(18% decrease)

2023 average sales price: \$620,173
2022 average sales price: \$609,514
(2% increase)

2023 mortgage volume: 10,785
2022 mortgage volume: 17,302
(38% decrease)

2023 average mortgage amount: \$342,085
2022 average mortgage amount: \$349,970
(2% decrease)

2023 foreclosure deeds: 116
2022 foreclosure deeds: 85
(36% increase)

2023 foreclosure notices: 452
2022 foreclosure notices: 386
(17% increase)

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
ABINGTON	19	28	34	31	36	29	43	35	21	28	304
BRIDGEWATER	26	29	54	38	60	43	36	53	42	49	430
BROCKTON	116	113	136	118	136	146	128	160	151	129	1,333
CARVER	19	19	17	14	31	33	15	25	23	17	213
DUXBURY	34	31	24	49	51	50	35	35	52	37	398
EAST BRIDGEWATER	39	16	37	22	33	33	32	37	31	27	307
HALIFAX	15	8	17	9	21	18	10	14	15	13	140
HANOVER	17	21	30	34	24	21	23	37	29	31	267
HANSON	22	16	21	20	18	25	15	25	19	27	208
HINGHAM	48	28	52	42	51	64	51	49	84	104	573
HULL	23	23	30	35	35	50	41	38	39	54	368
KINGSTON	28	16	18	17	50	44	27	42	22	32	296
LAKEVILLE	27	27	28	30	38	30	25	29	30	20	284
MARION	9	10	20	19	23	22	13	13	17	20	166
MARSHFIELD	59	52	69	38	66	116	65	77	66	74	682
MATTAPOISETT	18	21	29	22	34	34	28	30	26	25	267
MIDDLEBORO	46	44	52	49	61	50	40	54	54	48	498
NORWELL	20	18	15	19	27	28	23	36	40	24	250
PEMBROKE	31	30	40	38	41	54	47	38	49	38	406
PLYMOUTH	192	158	185	164	218	227	175	208	210	195	1,932
PLYMPTON	6	9	7	5	5	5	0	11	7	10	65
ROCHESTER	9	13	14	17	12	15	17	20	14	14	145
ROCKLAND	26	24	34	31	28	29	26	29	36	41	304
SCITUATE	36	41	70	52	64	91	70	70	44	69	607
WAREHAM	68	57	70	65	103	92	69	118	81	101	824
WEST BRIDGEWATER	18	14	13	13	27	23	12	25	17	19	181
WHITMAN	38	25	29	34	32	32	28	37	35	19	309
TOTAL	1,009	891	1,145	1,025	1,325	1,404	1,094	1,345	1,254	1,265	11,757

Foreclosures and Orders of Notice October 2023

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	0
BRIDGEWATER	0	3
BROCKTON	3	9
CARVER	1	1
DUXBURY	0	0
EAST BRIDGEWATER	0	3
HALIFAX	0	0
HANOVER	0	0
HANSON	0	3
HINGHAM	0	1
HULL	2	1
KINGSTON	1	1
LAKEVILLE	0	0
MARION	0	1
MARSHFIELD	0	2
MATTAPOISETT	0	0
MIDDLEBORO	1	1
NORWELL	0	1
PEMBROKE	0	1
PLYMOUTH	4	1
PLYMPTON	0	2
ROCHESTER	0	0
ROCKLAND	1	2
SCITUATE	1	0
WAREHAM	2	2
WEST BRIDGEWATER	0	0
WHITMAN	0	3

39

1636

It is enacted by the Court and the Authorities thereof that as great Quest bee furnished by the Court and Assisstantes which are to bee chosen out of the severall Townes and Shires of this Countrey according to orders of Court and any Quest here returned to show the Matters by enquiring into the abuses and to bee chosen by a great of such wholesome Lawes and Ordinances as tend to the Conservation of the Peace and good of the Subject and that they shal be sent to the Court as are guilty that for they may bee prosecuted by the Court by all due means

1636

It is enacted by the Court that all misdemeanors of any person or persons as tend to the hurt and detrimment of streets matters Villages and Neighbourhoods bee enquired into by the Justices of Peace and the person or persons sent to the Court that for the disturbance thereof may bee punished and the Peace and welfare of the Subject greatly preserved

1646

It is enacted by the Court that the Grand Jury men in every County shall once in the year report to the Court all the measures weights and sold dishes in their severall Counties and shires and see that they bee lawfull according to measures order and that every householders have ladders sufficient and report the defects

1659

It is enacted by the Court that the Grand Jury men in every County of this Countrey bee warned at certain times to make their appearance the first day of that month to take oath

rates shall neglect it they shall pay the fine themselves ; and such said rates as shalbee made a Coppy therof shalbee deliuered to the Constable to be leuied as rates for other Charges. [PART III.]

*It is enacted by the Court and the Authoritie therof That it shalbee lawfull for the Gou^r as well to Impannell such his Ma^{ties} Subjects as are of good report and freeholders vpon Juries although noe freemen to doe seruice theron as well as such as haue taken vp their freedom. *38
1636.
who may bee
Impaneled on
Juries.

It is enacted by the Court that all tryalls whether Capitall or between man and man bee tried by Juries according to the presedents of the lawes of England as neare as may bee. 1636.
all tryalls to
bee by Juries ;

It is enacted by the Court and the Authoritie therof that if a Jury bee Impaneled for tryall of causes and the pties agree afterwards ; yett they shall pay the Jury ; 1644.
Juries to bee
paied though
pties agree ;

It is enacted by the Court that the Jury shall haue six pence a man and the foreman twelue pence in such cases of Controversy as they shall goe on. 1635.
The Juries
fees.

It is enacted by the Court that att the entry of euery action the charges of that action bee defrayed before the action bee entered. 1653.
The Charges
of an action
to bee paied
att the entry.

fforasmuch as the Jury men for tryall of causes betwixt pty and pty haue bine summoned out of the Towne of Plymouth and other townes neare thervnto and by the frequency therof it hath proued burthensome It is enacted by the Court that out of other Townes of this Jurisdiction the remote townes excepted as occasion shall require there shalbee one man of euery townie required to attend the Courts for such purpose whose names shalbee specified ; in the warrants that are Issued forth for the warning of the Court ; 1661.
Jury men to
bee specified
in the warrants
that warne the
court.

It is enacted by the Court That henceforth noe summons bee Issued out before the action bee entered and the charges defrayed. 1661.

*It is enacted by the Court and the Authoritie therof That a great Quest bee Impaneled by the Gou^r and Assistants ; which are to bee chosen out of the seuerall Townshipes of this Gou^rment according to order of Court ; and warned to serue his Ma^{ties} by enquiring into the abuses and breaches of such wholsome lawes and ordinances as tend to the preservation of the peace and good of the Subject and that they p^rsent such to the Court as are guilty that soe they may bee prosecuted by the Court by all due meanes. *39
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The grand
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