

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## SALES, MORTGAGES SLUMP IN SEPTEMBER

Real estate activity in Plymouth County, as throughout the Commonwealth, continued at a less than encouraging pace during the month of September, reported Plymouth County Register of Deeds John R. Buckley, Jr. Plymouth County recorded 820 deeds in September, down from 875 in August, but up from the 802 recorded in July. Through the first three quarters of 2022, Plymouth County recorded 6,886 deeds, down 14% from the 8,028 deeds recorded at this point last year.

While the number of sales has declined over the past year, prices continue to go up. In Plymouth County, prices increased 12% compared to last year, from \$544,854 through September 2021, to \$610,976 through September 2022. The total value of Plymouth County sales during the first three quarters of 2022 totaled \$4.2 billion. While certainly not an insignificant number, it represents a 4% decline when compared to the \$4.37 billion in sales during same period in 2021.

Buckley reported that refinance activity also remains subdued, with only 1,512 mortgages recorded in September. With the Fed's recent decision to increase the interest rate by .75%, there is little likelihood that these numbers will soon improve. By way of comparison, 3,158 mortgages were recorded in September of last year, representing a decline of 52%. The 1,512 mortgages recorded in September represents the fewest number of mortgages recorded in a month since April, 2019. Through the first three quarters of 2022, Plymouth County recorded 16,027 mortgages, down 45% from the 28,918 recorded through the same point last year. Given the falling volume, it is understandable that the total value of mortgages is also down, from \$9.95 billion through the first three quarters of 2021, to \$5.62 billion thus far in 2022, a difference of 43%, or 4.33 billion dollars.

Buckley does not anticipate a dramatic upswing in the market in the coming months. "Sales activity typically begins to slow down heading into and through the holidays and given present market conditions, it is difficult to predict what we will see in the next few months in terms of the number of mortgages being recorded," he explained.

Foreclosure activity continues to increase in Plymouth County. The number of foreclosure deeds recorded through September climbed to 73, up from 50 recorded last year during the same time. With the end of the foreclosure moratorium and the continued increase in notice to foreclose recordings, as can be seen below, Register Buckley expects foreclosure deed recordings to continue to rise.

Notices initiating new foreclosures increased even more than deeds. Through the first three-quarters of 2022, Plymouth County has recorded 339 notices to foreclose, compared to 133 notices to foreclose recorded through this time last year. This represents a 155% increase in recordings.

As part of our ongoing effort to share with the public some of America's most significant documents, we remember the second Governor of Plymouth Colony, William Bradford. At the age of thirty-one Bradford became Governor of the fledgling New Plymouth Colony, following John Carver, who died less than five (5) months after the landing of the Mayflower. Bradford served as Governor for a total of 33 years. He was the most influential colonist in the birth and development of the Colony. In *Of Plymouth Plantation*, Bradford recorded the earliest history of Plymouth Colony. As governor he made sure that the early records, including deeds, wills, laws and judicial orders were preserved for history. He handwrote many of these records, including the first deed recorded in America. We recognize Bradford as the first Register of Deeds. We share one of those records today, the will of William Bradford. Wills, Volume I, p. 169; 1644.

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](mailto:white@plymouthdeeds.org).

REAL ESTATE ACTIVITY THROUGH SEPTEMBER 2022  
AS 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: 6,886

2021 sales volume: 8,028

(14% decrease)

2022 total sales value: \$4,207,180,244

2021 total sales value: \$4,374,087,079

(4% decrease)

2022 average sales price: \$610,976

2021 average sales price: \$544,854

(12% increase)

2022 mortgage volume: 16,027

2021 mortgage volume: 28,918

(45% decrease)

2022 average mortgage amount: \$351,051

2021 average mortgage amount: \$344,136

(2% increase)

2022 foreclosure deeds: 73

2021 foreclosure deeds: 50

(46% increase)

2022 foreclosure notices: 339

2021 foreclosure notices: 133

(155% increase)

# Foreclosures and Orders of Notice September 2022

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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	1	3
BRIDGEWATER	0	3
BROCKTON	0	11
CARVER	0	0
DUXBURY	0	0
EAST BRIDGEWATER	0	1
HALIFAX	0	0
HANOVER	0	0
HANSON	0	1
HINGHAM	0	0
HULL	1	0
KINGSTON	0	0
LAKEVILLE	0	0
MARION	0	1
MARSHFIELD	1	3
MATTAPOISETT	0	0
MIDDLEBORO	1	3
NORWELL	0	0
PEMBROKE	0	3
PLYMOUTH	1	5
PLYMPTON	0	0
ROCHESTER	0	0
ROCKLAND	0	1
SCITUATE	0	2
WAREHAM	0	9
WEST BRIDGEWATER	2	0
WHITMAN	2	2

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

	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Total</b>
<b>ABINGTON</b>	30	35	53	31	40	45	31	31	33	<b>329</b>
<b>BRIDGEWATER</b>	55	34	66	49	42	52	56	63	48	<b>465</b>
<b>BROCKTON</b>	156	146	193	187	160	182	162	160	144	<b>1,490</b>
<b>CARVER</b>	18	23	34	21	27	28	23	23	24	<b>221</b>
<b>DUXBURY</b>	37	35	36	44	48	47	47	58	30	<b>382</b>
<b>EAST BRIDGEWATER</b>	20	29	37	30	28	35	49	41	26	<b>295</b>
<b>HALIFAX</b>	12	13	15	22	22	28	22	21	17	<b>172</b>
<b>HANOVER</b>	29	16	24	39	29	35	47	40	38	<b>297</b>
<b>HANSON</b>	29	19	25	19	31	35	24	28	20	<b>230</b>
<b>HINGHAM</b>	52	46	68	57	73	65	53	63	52	<b>529</b>
<b>HULL</b>	34	33	40	42	55	37	55	32	36	<b>364</b>
<b>KINGSTON</b>	41	33	36	21	37	39	30	46	52	<b>335</b>
<b>LAKEVILLE</b>	27	32	28	37	34	47	37	55	36	<b>333</b>
<b>MARION</b>	26	17	18	21	15	25	14	13	19	<b>168</b>
<b>MARSHFIELD</b>	66	54	66	54	61	97	72	85	67	<b>622</b>
<b>MATTAPOISETT</b>	32	28	30	21	21	31	25	26	36	<b>250</b>
<b>MIDDLEBORO</b>	59	45	78	74	59	70	58	77	61	<b>581</b>
<b>NORWELL</b>	29	27	29	33	37	43	41	26	30	<b>295</b>
<b>PEMBROKE</b>	46	35	44	42	41	42	37	55	44	<b>386</b>
<b>PLYMOUTH</b>	214	198	272	219	253	237	179	235	191	<b>1,998</b>
<b>PLYMPTON</b>	6	5	8	7	8	4	16	4	10	<b>68</b>
<b>ROCHESTER</b>	13	13	19	17	22	22	17	20	21	<b>164</b>
<b>ROCKLAND</b>	24	33	24	33	34	52	34	29	33	<b>296</b>
<b>SCITUATE</b>	70	31	69	50	84	72	74	77	76	<b>603</b>
<b>WAREHAM</b>	78	70	85	86	84	93	83	95	76	<b>750</b>
<b>WEST BRIDGEWATER</b>	14	25	19	15	15	26	17	26	17	<b>174</b>
<b>WHITMAN</b>	37	24	33	36	22	31	33	43	30	<b>289</b>
<b>TOTAL</b>	<b>1,254</b>	<b>1,099</b>	<b>1,449</b>	<b>1,307</b>	<b>1,382</b>	<b>1,520</b>	<b>1,336</b>	<b>1,472</b>	<b>1,267</b>	<b>12,086</b>