

PLYMOUTH COUNTY REGISTRY OF DEEDS

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

SALES, MORTGAGES DOWN COMPARED TO 2022

Both sales and mortgage recordings are about 80% of the number of comparable recordings last year at this time. Although it may sound like a bit of a broken record, high interest rates and low inventory account for the decline in recordings. "Consumers are 'staying put' in homes that have mortgages reflecting the earlier lower interest rates", reported Plymouth County Register of Deeds John R. Buckley, Jr. Plymouth County recorded 661 deeds in September, down from the 819 sales recorded in September, 2022. Through the first three quarters of 2023, Plymouth County recorded 5,540 deeds, down 20% from the 6,885 deeds recorded at this point last year.

While the number of sales declined over the past year, prices have thus far not followed suit. In Plymouth County, prices increased 1% compared to last year, from \$610,976 through September 2022, to \$617,716 through September 2023. The total value of Plymouth County sales during the first three quarters of 2023, totaled \$3.4 billion. This represents a 19% decline when compared to the \$4.2 billion in sales transactions during the same period in 2022, a by-product of the reduced number of homes sold.

Register Buckley reported that refinance activity also remains subdued, with only 1,084 mortgages recorded in September. With interest rates over 7%, there is little likelihood that these numbers will soon improve. By way of comparison, 3,158 mortgages had been recorded by September of 2021, representing three times the number of mortgage recorded thus far in 2023. Through the first three quarters of 2023, Plymouth County recorded 9,737 mortgages, down 39% from the 16,027 recorded through the same point last year. Given the falling volume, it is understandable that the total value of mortgages is also down, from \$5.62 billion through the first three quarters of 2022, to \$3.34 billion thus far in 2023, a difference of 41%, or 2.22 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, albeit slowly and moderately, especially when compared to the dark days of 2008 in Plymouth County. The number of foreclosure deeds recorded through September climbed to 100, up from 73 recorded last year during the same time.

Notices initiating new foreclosures also increased, but fortunately not as much as deeds. Through the first three-quarters of 2023, Plymouth County has recorded 414 notices to foreclose, compared to 339 notices to foreclose recorded through this time last year. This represents a 22% increase in recordings.

As part of our ongoing effort to share with the public some of America's oldest land records, we are attaching a couple of records that show the cost of living in Plymouth Colony in the 1600's. A law passed in 1635, provided that colonists who were selected to sit on a jury "... shall haue six pence a man and the foreman twelue pence in such cases of Controversy as they shall goe on." A law passed in 1658, provided that "... the Publicke officers wages shalbee payed in Corne," and if you found yourself on the wrong side of the law, fines might be assessed against you. In 1681, James Mayo was fined twenty shillings "... for vnsiuell lying on a bed with Martha Harding...". And, if you could not afford to pay the fine, there were always the Stockes or maybe a whipping! Laws, Part III, p. 33, 38; Treasury Accounts, p. 89.

On Friday, September 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 THROUGH SEPTEMBER 2023 AS 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: 5,540

2022 sales volume: 6,886

(20% decrease)

2023 total sales value: \$3,422,146,313

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

(19% decrease)

2023 average sales price: \$617,716

2022 average sales price: \$610,976

(1% increase)

2023 mortgage volume: 9,737

2022 mortgage volume: 16,027

(39% decrease)

2023 average mortgage amount: \$343,140

2022 average mortgage amount: \$351,051

(2% decrease)

2023 foreclosure deeds: 100

2022 foreclosure deeds: 73

(37% increase)

2023 foreclosure notices: 414

2022 foreclosure notices: 339

(22% increase)

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

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
ABINGTON	19	28	34	31	36	29	43	35	21	276
BRIDGEWATER	26	29	54	38	60	43	36	53	42	381
BROCKTON	116	113	136	118	136	146	128	160	151	1,204
CARVER	19	19	17	14	31	33	15	25	23	196
DUXBURY	34	31	24	49	51	50	35	35	52	361
EAST BRIDGEWATER	39	16	37	22	33	33	32	37	31	280
HALIFAX	15	8	17	9	21	18	10	14	15	127
HANOVER	17	21	30	34	24	21	23	37	29	236
HANSON	22	16	21	20	18	25	15	25	19	181
HINGHAM	48	28	52	42	51	64	51	49	84	469
HULL	23	23	30	35	35	50	41	38	39	314
KINGSTON	28	16	18	17	50	44	27	42	22	264
LAKEVILLE	27	27	28	30	38	30	25	29	30	264
MARION	9	10	20	19	23	22	13	13	17	146
MARSHFIELD	59	52	69	38	66	116	65	77	66	608
MATTAPOISETT	18	21	29	22	34	34	28	30	26	242
MIDDLEBORO	46	44	52	49	61	50	40	54	54	450
NORWELL	20	18	15	19	27	28	23	36	40	226
PEMBROKE	31	30	40	38	41	54	47	38	49	368
PLYMOUTH	192	158	185	164	218	227	175	208	210	1,737
PLYMPTON	6	9	7	5	5	5	0	11	7	55
ROCHESTER	9	13	14	17	12	15	17	20	14	131
ROCKLAND	26	24	34	31	28	29	26	29	36	263
SCITUATE	36	41	70	52	64	91	70	70	44	538
WAREHAM	68	57	70	65	103	92	69	118	81	723
WEST BRIDGEWATER	18	14	13	13	27	23	12	25	17	162
WHITMAN	38	25	29	34	32	32	28	37	35	290
TOTAL	1,009	891	1,145	1,025	1,325	1,404	1,094	1,345	1,254	10,492

Foreclosures and Orders of Notice September 2023

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

1658

It is enacted by the Court that it shall be law for the
Clerk or Assistant to receive any other tradesmen
or others to be employed in the behalf and for the
use of the County as to provide or repair prisons stocks
whipping posts or other Instruments of Justice and all such
to be payed with current County pay;

1658

It is enacted by the Court that the Publicke officers
shall be payed in Court;

1658

It is enacted by the Court that all Comers that shall remain
in paying the publick charges of the County shall be payed
at one current prise;

[Faint handwritten text, possibly a note or correction]

1658

It is enacted by the Court that the Jury shall
not receive a man and the fore man twelve pence in full
of their services as they shall give on

1658

It is enacted by the Court that at the return of any
action the charges of that action be dispayed before
the action be entered

1658

Forasmuch as the Jury men for small of causes be
not payed as they have bin accustomed out of the
Dunn of the County
It is enacted that the Jury men for small of causes
shall be payed as they have bin accustomed out of the
Dunn of the County

for Release as formerly.

- 1659. It is enacted by the Court that all sentences and senures that shall fall out to bee Inflicted by the Vnder Marshall viz: whipping stocking & stickmatising hee shall bee payed for the same ; by the order of the Court.
- 1646. It is enacted by the Court that if any pson or psons shall henceforth cast contempt vpon the Marshall or any of his by reason of and conserning his said office shalbee fined to the vse of the gou'ment ten shillings for euery default ;
- *33
1658. *It is enacted by the Court that it shalbee lawfull for the Gou^r or Assistants to presse any either trades men or others to bee Employed in the behalfe and for the vse of the Countrey as to prouide or repaire prisons stockes whipping posts or other Instruments of Justice and all such to be payed with current Countrey pay.
- 1658. It is enacted by the Court that the Publicke officers wages shalbee payed in Corne ;

LAWS.

rates shall neglect it they shall pay the fine themselues ; and such said rates as shalbee made a Cobby 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 ser- uice theron as well as such as haue taken vp theirre ffreedome. *38
1636. whoe may bee Impaneled on Juries.

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

It is enacted by the Court and the Authoritie therof that if a Jury bee Impanneled for tryall of causes and the pties agree afterwards ; yett they shall pay the Jury ; 1644. Juryes to bee paid 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 Juryes 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 be paid att the entry.

PLYMOUTH COLONY RECORDS.

1681. pounds ; but in case hee pay the one halfe therof, in siluer mony, then but the one halfe, which is twelue pounds ten shillings in siluer mony. July.

James Mayo, for vnsiuell lying on a bed with *with* Martha Harding, hee was fined twenty shillings.

Ralph Allin, of Sandwich, for revilling the gospell minnisters, fined ten shillings.

Nathaniel Warren, for prophaning the Sabbath, fined thirty shillings.

John Randall, for revilling M^r Mihell, preacher of Gods word att Scittuate, fined ten shillings.

* Dunham, for selling strong liquors to the Indians, fined, 5 : 0