### 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

MARILYN L. MARVILL CHIEF EXECUTIVE ASSISTANT 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 DECEMBER, 2020

#### 2020 A GOOD YEAR FOR PLYMOUTH COUNTY REAL ESTATE MARKET

A busy December put Plymouth County over 10,000 sales transactions for 2020. Plymouth County saw the number of refinances rise dramatically during the year, while the number of foreclosure sales slowed throughout the county. Plymouth County Register of Deeds John R. Buckley, Jr. described the year's real estate activity as "one that exceeded all predictions."

Amazingly the above summary is identical to our December summary of Plymouth County real estate transactions last year. However, with the onset of the pandemic the similarities end there. Register John R. Buckley, Jr. reports that "We have been able to remain open for business despite the pandemic, but we have had to alter the way we do business. We are closed to the public and have been since March. Recordings can be dropped off at a designated location in our Plymouth, Rockland, and Brockton buildings, or they can be recorded on-line or sent by mail." Electronic recordings for recorded land are the highest ever, coming in around 80%, compared to the more normal 40-50% range.

Plymouth County recorded 10,694 deeds in 2020, up 3% from the 10,424 deeds recorded in 2019. Recordings averaged over 1,100 a month for the last three months of the year, a time that historically recordings slow down. Considering the physical limitations in place due to Covid19, these numbers are impressive. In addition, our staff recorded 148,766 recordings in 2020, compared to 130,401 recorded in 2019, representing a 13% increase.

Even more impressive were the mortgage numbers. With historic low interest rates, Plymouth County recorded 46% more mortgages in 2020, than were recorded in 2019. Plymouth County recorded 34,094 mortgages in 2020, compared to 23,332 mortgages recorded in 2019. December recordings were the highest of the year coming in at 3,517.

The number of foreclosure deeds recorded in 2020, were significantly less than the number of foreclosure deeds recorded in 2019, in large part due to the federal and state moratoriums on foreclosures. 163 foreclosures were recorded this year and 318 foreclosures were recorded in 2019. There were 250 notices to foreclose, the first step in the foreclosure process were recorded in 2020, compared to 725 foreclosure notices recorded in 2019. This represents a 66% decrease. Like foreclosures the notices were stayed during the federal and state moratoriums.

As part of our ongoing effort to share with the public some of America's oldest records, and recognizing the limitations in place due to the coronavirus, we are attaching a copy of the original inventory for the will of Captain Myles Standish found in the

Plymouth Colony records, Court Orders, Vol. III, p. 112. The Inventory gives us insight into life in the 1600's, as it includes Standish's home, an outhouse, muskets, guns, bibles, beds, a still, beer caskes, & farm animals. Captain Standish executed his will on March 7, 1655. In his will, after providing for his wife Barbara, his children, and his grandchildren, he left forty shillings to his servant John Irish Junir. Wills, Volume 2, at page 37. When conditions permit 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. In the meantime please stay safe and healthy.

Finally, Register Buckley recognizes the outstanding service of the Registry staff in 2020. "I applaud our staff for their hard work and their dedication during these trying times," said Register Buckley. 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 2020 COMPARED TO THE SAME PERIOD IN 2019

All figures are based on sales or mortgages between \$25,000.00 and \$3,000,000.

2020 sales volume: 10,694 2019 sales volume: 10,424

(3% increase)

2020 total sales value: \$5,247,046,890 2019 total sales value: \$4,587,530,974

(14% increase)

2020 average sales price: \$490,653 2019 average sales price: \$440,093

(11% increase)

2020 mortgage volume: 34,094 2019 mortgage volume: 23,332

(46% increase)

2020 average mortgage amount: \$339,037 2019 average mortgage amount: \$314,458

(8% increase)

2020 foreclosure deeds: 163 2019 foreclosure deeds: 318

(49% decrease)

2020 foreclosure notices: 250 2019 foreclosure notices: 725

(66% decrease)

2020 documents recorded 148,766 2019 documents recorded 130,401

(13% increase)

## Foreclosures and Orders of Notice December 2020

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

# Myles Standish Will

Captain Myles Standish is one of the most famous Colonists. He was an English soldier who was brought to Plymouth for his military talents. He was quickly recognized as a leader, often being called upon to assist with the administration of the colony: laying town boundaries, siting prisons,

and directing the defense of the colony.

On March 7, 1655, at the age of 70, Captain Standish wrote his last will and testament. The will left the bulk of his estate to his family. He did leave a small bequest to his indentured servant, John Irish, "... provided that hee continew till the time hee covenanted bee expired in the service of my exequitors or any of them with theire Joynt Concent."

The second secon	THE PARTY
10 10 10 10 10 10 10 10 10 10 10 10 10 1	Section 1
39 Short and of the grain and grayer that Confirmer Miners	1
was travel of sugge nonders will without the in	a facilly
and the state of t	- C
- 10 - 1 1 - 1 - 1 - 12 - 12 - 12 - 12 -	-24 -40
H 2 months more routed one young hough	-00-00
# 17 round to more truthed may may trust - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	-00 -00
# 1 configuration of the state	00
of me Proling roses 2 mortial 4 is a sure of the	100
Home Twood one Diseas cords _ make guis made got one of	01-00
H to letter of the world and I ar so	07-00
	78-00
showed amend	
Macal Con says the man and the	10 00
A throng worked and Moyor Done 1 & Tomas 1	00-00
To se a contraction of the thought try many and -	12-00
If Pourt Omenton of Buiffed willow on 1 2 min 18	14-00
	10-00
y first worser faire of the point to the fine to to	M vn
If 20 all on faity Doroffings water who and low to tonger	15000
He pouls to down or boys for the there	
Report to Conspending about the forget of out	10-00
HI To Famou Come Chales Do Make a Comple	
The ettraplant of Low books the man in Monny of the Land	6 00
I a grow of our control of print project on youngs	
If in algor grow in Orlago	14-00
Writing was seman Homory Illiant a Domanton	4-00
M COM O O O	
Home for which the total and a simple	
11. I santon a Mountain and a Remove	000
	00
1 2 - of	0
The standard and 2 Kinggle	and the last
A A rains of Theost	-00
At 1 mains of fine sheets	0.0
41 dalereste A machina	- On
A 16 years of proter 10 00	-00
Hadreyon ayone 01 -08	-00
A 3 ereff bollest one filled - 00 05	1000
0 20 00	700
	القطيط
	The said



Captain Standish died October 3, 1656. On May 4, 1657, his sons Allexander and Josias, and his widow Barbery, were appointed to administer his estate, as according to his will. The court record of Captain Standish's inventory provides wonderful insight into the lives of the colonists. The inventory included "one Dwelling house and outhuses ...", oxen, mares, coults, heifers, sheep, rames, 14 swine great and smale, musketts, carbines, guns, sword, one old featherbed, one Still, 2 beer Caske, and many books including bibles, the history of the world and the Turkish history, and a prcell of old bookes of Divers subjects.