

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR OCTOBER 2021

SALES DOWN SLIGHTLY, FORECLOSURE NOTICES ON THE RISE

Typically, the approach of the holiday season brings a slowdown of market activity. This appears to be the case this year as the sales numbers and the mortgage numbers for October were less than the recording numbers in September. Register of Deeds John R. Buckley, Jr. reports "We recorded 893 deeds in October, down from the 1,053 deeds recorded in September. Mortgages recorded in October also trailed the September numbers. The Registry recorded 2,928 mortgages in October, compared to 3,158 mortgages recorded in September."

Through the first ten months of 2021, the Plymouth County Registry recorded 8,921 deeds, compared to 8,580 recorded during the same period in 2020. "Considering the fact that we have endured a pandemic over the past year, a four percent increase in sales volume is good news," noted Register John R. Buckley, Jr.

Mortgage activity this year is better than last year. Plymouth County has recorded 16% more mortgages this year compared to last year at this time. "We have recorded 31,846 mortgages this year compared to 27,416 mortgages recorded by this time last year," observed Register Buckley. "I would note a caveat as the mortgage filings in each of the last four (4) months were less than the recordings in the corresponding four (4) months in 2020," added Buckley.

Both foreclosure recordings and foreclosure notices lag far behind the pre-Covid19 numbers. For example, in October, 2021, the Registry recorded 5 foreclosures. In October, 2019, the Registry recorded 31 foreclosures. Through the first ten (10) months of the year, Plymouth County recorded 55 foreclosure deeds, representing a 64% decrease from the 152 foreclosure deeds that were recorded through this time last year.

"With the moratorium no longer in effect, we are seeing a rise in foreclosure activity," commented Buckley. Register Buckley continued, "The most notable trend in real estate is the continuing climb in foreclosure notices. Since last April, each month's foreclosure notice recordings were significantly higher than recorded last April to October. It is just a matter of time before the foreclosure numbers catch up." Through October 165 notices have been recorded, compared to 220 notices recorded last year at

this time. This represents a 25% decrease, largely attributable to the recently concluded moratorium.

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 a record that demonstrates how different life in the colony was compared to today. Church and state were not separated in the 1600's. In 1639, a law was passed that "whosoever shall prophanly ... curse by the Name of God ... shalbee sett in the Stockes ...". Laws, Part II, p. 28. Also noteworthy with Thanksgiving on the horizon was a law passed in 1636 that authorized the Governor "to comand solemn daies of humiliatcon by fasting and also for *thanksgiving*...". Laws, Part I, p. 27 (emphasis added)..

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 enjoy the attached records and stay safe and healthy. 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 2021 COMPARED TO THE SAME PERIOD IN 2020

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

2021 sales volume: 8,921
2020 sales volume: 8,580
(4% increase)

2021 total sales value: \$4,859,360,796
2020 total sales value: \$4,157,886,029
(17% increase)

2021 average sales price: \$544,710
2020 average sales price: \$484,602
(12% increase)

2021 mortgage volume: 31,846
2020 mortgage volume: 27,416
(16% increase)

2021 average mortgage amount: \$344,585
2020 average mortgage amount: \$337,319
(2% increase)

2021 foreclosure deeds: 55
2020 foreclosure deeds: 152
(64% decrease)

2021 foreclosure notices: 165
2020 foreclosure notices: 220
(25% decrease)

Foreclosures and Orders of Notice October 2021

Town	Foreclosure Deeds	Orders of Notice
ABINGTON	0	0
BRIDGEWATER	0	1
BROCKTON	0	9
CARVER	0	2
DUXBURY	0	0
EAST BRIDGEWATER	0	0
HALIFAX	0	0
HANOVER	0	0
HANSON	1	0
HINGHAM	0	0
HULL	1	0
KINGSTON	0	0
LAKEVILLE	0	0
MARION	0	0
MARSHFIELD	0	1
MATTAPOISETT	0	0
MIDDLEBORO	0	4
NORWELL	0	0
PEMBROKE	0	0
PLYMOUTH	1	5
PLYMPTON	0	1
ROCHESTER	0	1
ROCKLAND	1	2
SCITUATE	0	2
WAREHAM	1	3
WEST BRIDGEWATER	0	0
WHITMAN	0	0

land given to y^e King
was land not given to y^e King

92

That no more lands are given
to y^e King upon supposall of y^e King
for the maintenance of y^e Court
out of y^e Court shall not comprise any lands
but only from y^e same place, y^e former y^e
or y^e same to be of none effect but shall not
be otherwise disposed of by y^e said
Governor in y^e name or coronation in y^e name
if it shall fall out.

Holy daye.

93

That it be in y^e power of y^e Governor
to command solemn oaths of jurisdiction by y^e
of and also for y^e subjecting as occasion shall
be offered.

misdoings of y^e Court

That all y^e misdoings of any of y^e
of y^e Court as touch to y^e Court & detriment
of y^e Court & civility of y^e Court & y^e Court
be inquired into by y^e grand Inquest
of y^e Court presented to y^e Court by y^e
disturbance of y^e Court may be punished & y^e
wellfare of y^e subject & perfectly y^e