

# PLYMOUTH COUNTY REGISTRY OF DEEDS

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

## HOT REAL ESTATE MARKET DEFIES CONVENTIONAL WISDOM DURING COVID CRISIS

“With three quarters of the year now behind us and the holiday season not too far off, we expect a slow-down in real estate activity here in Plymouth County,” said Plymouth County Register of Deeds John R. Buckley, Jr. “However, given the terrific activity throughout the last eighteen (18) months, when we were hit by the Covid19 pandemic, I am hesitant to predict real estate's future,” added Register Buckley.

Plymouth County has recorded 8,028 deeds through September, up from 7,378 deeds recorded through September, 2020, representing a 9% increase in recordings. Values continued to rise throughout 2021. The average Plymouth County sale price through the first three quarters was \$544,854, representing a 14% increase over the \$478,914 average for the same period in 2020.

Refinance activity has continued its' red hot streak. Plymouth County recorded 3,158 mortgages in September, exceeding the 3,020 mortgages recorded in August. “It seems likely that the Fed will soon be raising interest rates, which will slow down the refinancing recordings,” Buckley noted. “At some point everyone eligible to refinance will have done so and the filings will decline, but I'm not sure that we have yet to reach that point, given the September numbers,” added Mr. Buckley. Overall, the number of Plymouth County mortgages is way up from last year. Through the first nine months of 2021, the Registry recorded 28,918 mortgages. At the end of last September, that number was 23,969. This calculates out to a 21% increase in recordings in 2021.

Through the first three quarters of 2020, Plymouth County recorded 141 foreclosure deeds. This year, that number fell 65%, to 50 foreclosure deeds recorded in Plymouth County. In September there were 8 foreclosure deeds recorded. Last September there were only 2 foreclosure deeds recorded.

There were 25 foreclosure notices recorded during the month of September. This represents the highest number of new notices recorded since March, 2020, when the foreclosure moratorium was passed. With the expiration of the moratorium, the number of foreclosures and notices of foreclosures will rise. Through September, of 2021, there were 133 notices of foreclosure recorded, compared to 211 foreclosure notices recorded in the first nine months of 2020.

As part of our ongoing effort to share with the public some of America's most significant documents, we look back to September 4, 1638, when three colonists. Arthur

Peach, Thomas Jackson, & Richard Stinnings were found guilty by a jury of “murthering & robbing” Penowyanquis, a Nipmuc tribesman, stealing from him “fiue fadome of wampeux, and three coates of wollen cloth.”

A fourth man, Daniell Crosse “made an escape, & so had not his tryall; but Peach, Jackson & Stinnings had sentence of death pounced; viz<sup>t</sup>, to be taken ... to the place of execucon, and there to be hanged by the neck vntill their bodyes were dead, wch was executed vpon them accordingly.” Court Orders, Volume I, p. 169. Of additional interest the mortally wounded victim identified the perpetrators to Roger Williams, who testified at trial. Williams is known as the founder of the state of Rhode Island.

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 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: 8,028  
2020 sales volume: 7,378  
(9% increase)

2021 total sales value: \$4,374,087,079  
2020 total sales value: \$3,533,430,962  
(24% increase)

2021 average sales price: \$544,854  
2020 average sales price: \$478,914  
(14% increase)

2021 mortgage volume: 28,918  
2020 mortgage volume: 23,969  
(21% increase)

2021 average mortgage amount: \$344,136  
2020 average mortgage amount: \$335,962  
(24% increase)

2021 foreclosure deeds: 50  
2020 foreclosure deeds: 141  
(65% decrease)

2021 foreclosure notices: 133  
2020 foreclosure notices: 211  
(37% decrease)

# Foreclosures and Orders of Notice September 2021

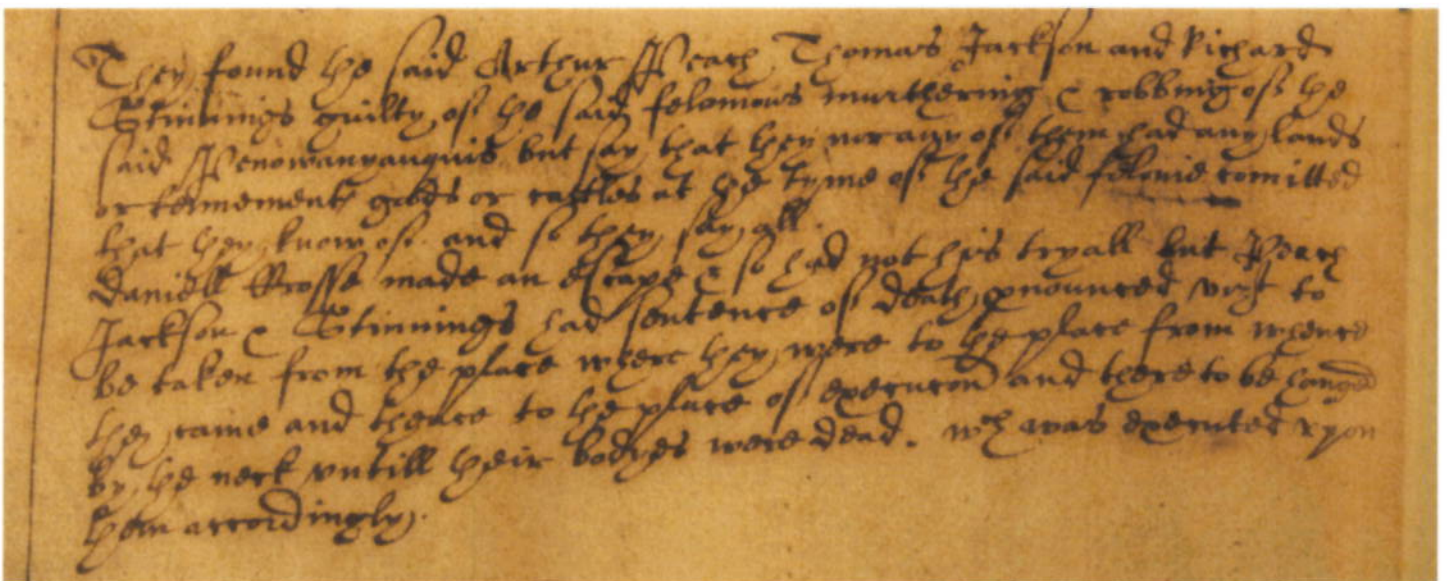
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<b>Town</b>	<b>Foreclosure Deeds</b>	<b>Orders of Notice</b>
ABINGTON	0	1
BRIDGEWATER	0	0
BROCKTON	0	5
CARVER	0	1
DUXBURY	0	0
EAST BRIDGEWATER	0	2
HALIFAX	2	0
HANOVER	0	0
HANSON	0	2
HINGHAM	0	0
HULL	2	1
KINGSTON	0	1
LAKEVILLE	1	0
MARION	0	0
MARSHFIELD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



# Murder Trial Ends in Guilty Verdict

On September 4, 1638, Arthur Peach, Thomas Jackson, & Richard Stinnings, were found guilty by a jury of “murthuring & robbing” Penowanyanquis. They stole “fiue fadome of wampeux, and three coates of wollen cloth” from him. A fourth man, Daniell Crosse “made an escape, & so had not his tryall; but Peach, Jackson & Stinnings had sentence of death pounced; vizt, to be taken ... to the place of execucon, and there to be hanged by the neck vntill their bodyes were dead, wch was executed vpon them accordingly.” The mortally wounded victim, a member of the Nipmuc tribe, identified the perpetrators to Roger Williams. Williams is known as the founder of the state of Rhode Island.



They found the said Arthur Peach, Thomas Jackson and Richard Stinnings guilty, of the said felonious murthuring & robbing of the said Penowanyanquis, but say that they nor any of them had any lands or tenements, goods or chattels at the time of the said felonious murthuring, but they knew of, and so they say, all. Daniell Crosse made an escape, & so had not his tryall, but Peach, Jackson & Stinnings had sentence of death pronounced, vizt, to be taken from the place where they were to the place from whence they came and thence to the place of execucon and there to be hanged by the neck vntill their bodyes were dead. wch was executed vpon them accordingly.



This was the second murder trial in the colony, the first being the trial and conviction of John Billington for murdering John Newcomen. Billington, one of the original Mayflower passengers, was hanged in September, 1630.