

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 OCTOBER 2020

SALES UP, MORTGAGE RECORDS KEEP FALLING

Register of Deeds John R. Buckley, Jr. reports that "Covid-19 has dramatically affected many components of our lives and the economy. However, nine months into the pandemic, it has not slowed the real estate market here in Plymouth County." Register Buckley further noted that, "Based on our recording numbers it appears that lenders, realtors and closing attorneys have been very busy in Plymouth County."

There were 1,202 sales in the month of October, the most sales in a month in over two years. The 1,202 sales were 25% higher than the 1,055 sales recorded last October, in a coronavirus-free environment. The total number of sales thus far this year, 8,580 now almost equals the 8,693 sales recorded at the ten month mark last year. The average sales price of the properties sold in Plymouth County this year is \$484,602, compared to \$439,676 at this time last year. This represents a 10% increase.

Each of the last four months we have reported that Plymouth County recorded more mortgages in a single month in over 10 years. Once again we exceed this historic high. Plymouth County recorded 3,447 mortgages this October compared to 3,261 mortgages recorded last month. Year to date numbers show a 47% increase. Through the end of October, Plymouth County recorded 27,416 mortgages compared to the 18,631 mortgages recorded through this time last year. "The increased sales and the low interest rates continue to drive the mortgage activity," said Register Buckley.

In October, with the foreclosure moratorium no longer in effect, Plymouth County recorded 11 foreclosure deeds, compared to 2 foreclosures deeds recorded last month. "With the moratorium no longer in effect, I expect to see a rise in foreclosure activity," commented Buckley. Through the first ten (10) months of the year, Plymouth County recorded 152 foreclosure deeds, representing a 43% decrease from the 268 foreclosure deeds that were recorded through this time last year.

Plymouth County recorded 10 notices initiating a new potential foreclosure in October, bringing the total for the year to 220. Last year at this time 576 notices had been recorded. This represents a 62% 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 is reminiscent of Nathaniel Hawthorne's *The Scarlet Letter*. On September 2, 1639, the Colonial Court ruled that Mary Mendame "... for using dallyance diuers tymes wth Tinsin, an Indian, and after committing the act of vncleanesse wth him ... is ... to be whipt at a carts taylor through the townes streets, and to weare a badge vpon her left sleeue ... and if shee shalbe found wthout it abroad, then to be burned in the face wth a hott iron..." Tinsin too was "to be whipt wth a halter about his neck at the post, because it arose through the allurements & inticement of the said Mary, that he was drawne thervnto." Court Orders, Vol. I, p. 213.

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 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: 8,580

2019 sales volume: 8,693

(1% decrease)

2020 total sales value: \$4,157,886,029

2019 total sales value: \$3,822,107,483

(9% increase)

2020 average sales price: \$484,602

2019 average sales price: \$439,676

(10% increase)

2020 mortgage volume: 27,416

2019 mortgage volume: 18,631

(47% increase)

2020 average mortgage amount: \$337,319

2019 average mortgage amount: \$311,126

(8% increase)

2020 foreclosure deeds: 152

2019 foreclosure deeds: 268

(43% decrease)

2020 foreclosure notices: 220

2019 foreclosure notices: 576

(62% decrease)

Foreclosures and Orders of Notice October 2020

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

1639.

3 September.
BRADFORD,
GOV^R.

M^r John Holmes, the messenger, for drinking inordinately, }
fyned } xl^s.

M^r Nathaniel Thomas, for being drunken, fyned v^{li}.

Rob^{te} Waterman, for the like, fyned xl^s.

M^r John Combe, for being drunken, is disfranchised of his freedome.

James Till, for lying, & allureing John Bryan to drinking, and slandering his dame Emson, saying he would go whome & lye wth her, is censured to be whipt.

John Bryan discharged, wth admoni^{co}n.

Mary, the wyfe of Rob^{te} Mendame, of Duxborrow, for using dallyance diuers tymes wth Tinsin, an Indian, and after committing the act of vnclennesse wth him, as by his owne confession by se^ullal inter^pters is made appar^ent, the Bench doth therefore censure the said Mary to be whipt at a cart^l tayle through the townes street^l, and to weare a badge vpon her left sleeue during her aboad wthin this go^unt ; and if shee shalbe found wthout it abroad, then to be burned in the face wth a hott iron ; and the said Tinsin, the Indian, to be well whipt wth a halter about his neck at the post, because it arose through the allurement & inticement of the said Mary, that hee was drawne therevnto.

X^pofer Winter, of Scituate, for committing vnclennesse wth Jane, his wyfe, before marriage, is censured to be whipt at the post at the Go^unt^s discretion ; and the said Jane, his wyfe, to be whipt at a carts tayle wth the said Mary Mendame.

Such as are p^osed to be Freemen the next Court.

Richard Smith,	}	of Cohannett.
Wil ^m Parker,		
John Smyth,		
M ^r Tho ^m Farrall,		
M ^r David Kerwythy,		
M ^r ^ Hallowell,	}	of Yarmouth.
M ^r Thomas Howes,		
Wil ^m Palmer,		

25 September.
[*214.]

*The xxvth Septemb^r, 1639. Memorand: that M^r Henry Feake, of Sandwich, wth and by the consent of Edmond Edward^l, his servant, hath assigned and made ouer vnto John Barnes, of Ply^m, all the residue of the terme w^{ch} by indenture the said Edmond is to serue the s^d M^r Feake, to serue it forth wth the said John Barnes, the said John Barnes fynding vnto the said Edmond meate, drinke, lodging, & washing, during the terme ; and instead