

PLYMOUTH COUNTY REGISTRY OF DEEDS

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JOHN R. BUCKLEY, JR., REGISTER OF DEEDS
PLYMOUTH COUNTY REAL ESTATE ACTIVITY FOR SEPTEMBER 2020

HOT REAL ESTATE MARKET DEFIES CONVENTIONAL WISDOM DURING COVID CRISIS

September begins what is typically a slow post-summer decline in the number of real estate sales recorded in Plymouth County. Of course there is nothing typical in the year of the coronavirus. Plymouth County Register of Deeds John R. Buckley, Jr. reported a thirteen-month high in the number of sales and a continued sharp decline in foreclosure deeds and notices initiating new foreclosure proceedings.

Plymouth County recorded 1,142 deeds in September, up from 1,097 in August. "We typically see the number of sales peak in the summer months, slow a bit in the fall and then bottom out through the holidays and winter months," Buckley explained. "This year is clearly not your typical year," added Register Buckley. Values continue to hold steady throughout 2020. The average Plymouth County sale price through the first three quarters was \$478,914, representing a 9% increase over the \$439,530 average for the same period in 2019.

Refinance activity has continued to rise and for the fourth month in a row has broken a ten year record for recordings. Plymouth County recorded 3,261 mortgages, up from 3,112 in August. "Interest rates are at unprecedented lows, which is bringing more people to the closing table," Buckley reported. "At some point everyone eligible to refinance will have done so and the filings will decline, but obviously we have yet to reach that point," added Mr. Buckley. Overall, the number of Plymouth County mortgages is way up from last year. Through the first nine months of 2019, the Registry recorded 15,973 mortgages. This year, that number has jumped 50%, to 23,969.

The Covid-19 Moratorium has stopped most foreclosure activity. The moratorium, without any changes will expire October 17. Through the first three quarters of 2019, Plymouth County recorded 237 foreclosure deeds. This year, that number fell 41%, to 141. In September there were only 2 foreclosure deeds recorded. Last September there were 33 foreclosure deeds recorded, a 94% decline in filings.

New foreclosures represented by foreclosure notices have also been stayed by the moratorium. At this time last year, 517 notices initiating new foreclosures had been recorded in Plymouth County. This year, that number has fallen 59%, to 210. Register Buckley notes that "A number of professionals in the industry have raised alarms with the impending expiration of the moratorium in October. The future is hard to predict, but if the governor and the legislature allow the moratorium to expire, we will see a dramatic influx in foreclosure filings."

As part of our ongoing effort to share with the public some of America's most significant documents, we look back at a 17th century treaty between the Wampanoag Nation and the colonists. In the spring of 1621, the great Sachem, Massasoit, met with Governor Carver and the leaders of the Colony. This event was recorded by Governor Bradford in *Of Plymouth Plantation* and in the Plymouth Colony Records. "... Vssamequin (Massasoit) ... came into the Court ... and desired that the auncient league & confederacy formerly made wth this gouernment, ... may stand and remayne inviolable." The treaty played a critical role in the survival of the colony. It is known as the Treaty of Mutual Protection. Court Orders, Vol. I, p. 214; September 25, 1639.

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.

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 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: 7,378

2019 sales volume: 7,728

(5% decrease)

2020 total sales value: \$3,533,430,962

2019 total sales value: \$3,396,686,156

(4% increase)

2020 average sales price: \$478,914

2019 average sales price: \$439,530

(9% increase)

2020 mortgage volume: 23,969

2019 mortgage volume: 15,973

(50% increase)

2020 average mortgage amount: \$335,962

2019 average mortgage amount: \$307,595

(9% increase)

2020 foreclosure deeds: 141

2019 foreclosure deeds: 237

(41% decrease)

2020 foreclosure notices: 210

2019 foreclosure notices: 517

(59% decrease)

Deeds and Unit Deeds Including Those Under \$100

January - September 2020

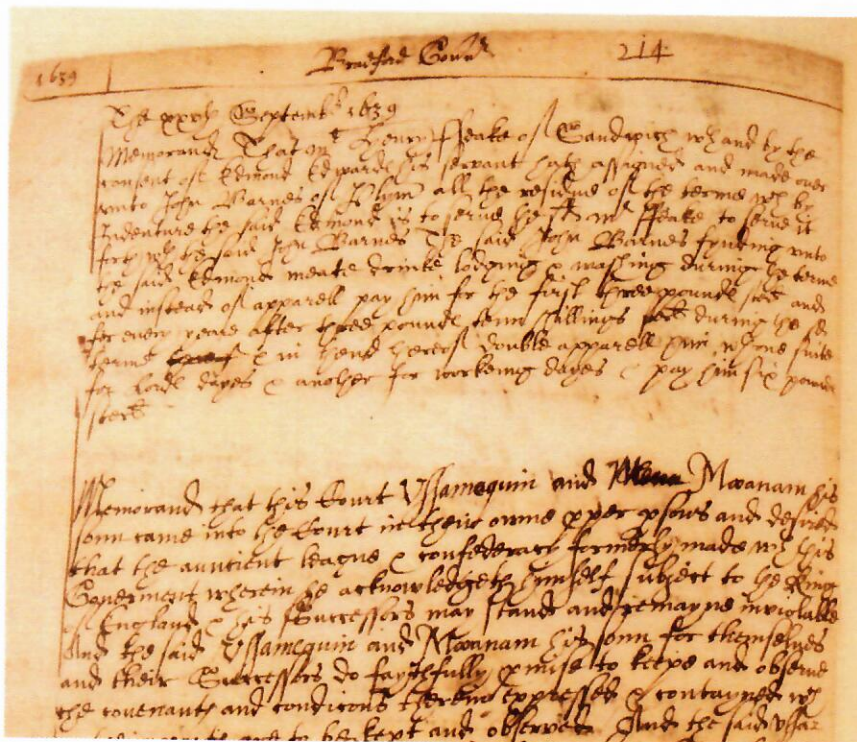
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
ABINGTON	29	42	34	24	17	39	36	36	54	311
BRIDGEWATER	42	32	42	46	39	64	79	66	58	468
BROCKTON	172	149	151	125	141	158	193	181	206	1,476
CARVER	23	20	25	22	26	28	27	37	28	236
DUXBURY	40	28	30	32	31	54	62	65	65	407
EAST BRIDGEWATER	29	25	24	17	19	31	29	45	41	260
HALIFAX	19	16	21	12	15	32	17	17	24	173
HANOVER	39	25	38	25	41	30	45	42	43	328
HANSON	23	39	18	23	12	18	41	28	29	231
HINGHAM	48	51	45	44	46	68	76	85	80	543
HULL	38	20	25	23	40	47	49	51	50	343
KINGSTON	32	21	30	40	32	41	41	44	49	330
LAKEVILLE	36	31	31	31	25	40	46	49	39	328
MARION	6	18	12	13	17	18	28	19	36	167
MARSHFIELD	55	64	49	53	53	76	83	99	95	627
MATTAPOISETT	25	15	21	22	24	23	28	31	33	222
MIDDLEBORO	47	42	51	29	51	59	78	60	66	483
NORWELL	25	24	42	17	25	36	36	48	44	297
PEMBROKE	37	39	35	46	31	40	49	48	47	372
PLYMOUTH	213	163	174	172	176	225	261	260	294	1,938
PLYMPTON	3	1	6	3	7	7	14	7	13	61
ROCHESTER	12	8	15	16	7	19	10	12	15	114
ROCKLAND	23	23	25	24	28	30	42	38	45	278
SCITUATE	58	46	54	58	68	73	100	90	98	645
WAREHAM	59	40	61	68	76	83	103	78	92	660
WEST BRIDGEWATER	13	16	10	9	10	11	22	23	23	137
WHITMAN	23	24	25	27	31	30	36	55	50	301
TOTAL	1,169	1,022	1,094	1,021	1,088	1,380	1,631	1,614	1,717	11,736

Foreclosures and Orders of Notice September 2020

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

Treaty of Mutual Protection

Upon arriving in New Plymouth the colonists quickly recognized the benefit of entering into a peace treaty with their neighbors, the Wampanoag Nation. In the spring of 1621, the great Sachem, Massasoit, met with Governor Carver and the leaders of the Colony and entered into a treaty of mutual protection. This event was recorded by Governor Bradford in *Of Plymouth Plantation* and in the Plymouth Colony Records.



- 11 Memorand: that this Court, Vssamequin (Massasoit) and Mooanam, his sonn, came into the Court in their owne pper psons, and desired that the auncient league & confederacy formerly made wth this gouernment, ... may stand and remayne inviolable. And the said Vssamequin and Mooanam, his sonn, for themselues and their successors, do faythfully pmise to keepe and obserue the couenants and condicons therein expressed & contayned, wch on their parts are to be kept and observed. And ... do now also pmise to the whole Court, that he nor they shall or will needlesly or vnustly raise any quarrells or do any wronge to other natiues, to pvoake them to war against him; ... And the whole Court ... do likewise ratifie and confirme the foresaid auncient league and confederacy, and do also further pmise ... that they shall and will from tyme to tyme defend the said Vssamequin & Mooanam, his sonn, & their successors (when neede & occation shall require) against all such as shall vnjustly rise vp against them to wrong or oppresse them vnjustly."

Vssamequin [Signature]