

COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
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JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF AUGUST 2011

VOLUME UP & VALUE CONTINUES TO DIP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in August 2011 was up 3.6% from August 2010** volume and the **total value of sales was up 11.5%** from the previous year. The **median individual property sale value was down 4.4%** from the previous year. **There was a 26.8% decrease in the volume of mortgage activity from August 2010 levels.**

Year to Date: Volume of Sales is down 9.5%; Total Value of Sales is down 13.2%; Individual Sales Value is down 3.1%; Mortgage Volume is down 5.4%.

Register Meade reports that there were **523** deeds recorded at the Barnstable Registry of Deeds in **August 2011** with stated sales values above \$50,000.00 representing a stated value of **\$217,161,700.00** in county-wide real estate sales. Based on all property sales valued above \$50,000.00, the **median** sale price of property in Barnstable County in **August** was **\$277,000.00**.

There were **1,044** mortgages recorded with values above \$50,000.00 in **August** with a total value of **\$284,861,169.00**. The **median** mortgage amount, commercial, residential or other, was **\$220,000.00**.

By way of comparison, there were **505** deeds recorded at the Barnstable Registry of Deeds in **August 2010** with stated sales values above \$50,000.00 representing a stated value of **\$194,800,801.00** in county-wide real estate sales. Based on all property sales valued above \$50,000.00, the **median** sale price of property in Barnstable County in **August** was **\$289,900.00**.

There were **1,427** mortgages recorded with values above \$50,000.00 in **August** with a total value of **\$372,821,378.00**. The **median** mortgage amount, commercial, residential or other, was **\$220,000.00**.

**REAL ESTATE ACTIVITY THROUGH AUGUST 2011
AS COMPARED TO THE SAME PERIOD IN 2010.**

All figures are based on sales or mortgages **ABOVE \$50,000.00.**

2011 sales volume: **3,649**

2010 sales volume: **4,034**

2011 total sales value: **\$1,457,632,544.00**

2010 total sales value: **\$1,678,847,697.00**

2011 **median** sales price: **\$283,500.00**

2010 **median** sales price: **\$292,663.00**

2011 mortgage volume: **8,808**

2010 mortgage volume: **9,314**

2011 total mortgage value: **\$2,891,612,512.00**

2010 total mortgage value: **\$2,748,042,451.00**

2011 **median** mortgage amount: **\$214,545.00**

2010 **median** mortgage amount: **\$222,610.00**

**TRAILING TWELVE MONTHS MEDIAN SALES VALUE:
(Sales values above \$50,000.00)**

M/Y	Value	% Differential/prior month
Aug 2010:	\$289,900.00	-0.04%
Sep 2010:	\$301,000.00	+3.8%
Oct 2010:	\$301,134.00	+0.05%
Nov 2010:	\$297,250.00	-1.3%
Dec 2010:	\$310,000.00	+4.3%
Jan 2011:	\$301,500.00	-2.7 %
Feb 2011:	\$260,000.00	-13.8 %
Mar 2011:	\$268,000.00	+3.1%
Apr 2011:	\$288,500.00	+7.6 %
May 2011:	\$300,000.00	+4.0%
June 2011:	\$275,000.00	-8.3%
July 2011:	\$284,500.00	+3.5%
Aug 2011:	\$277,000.00	-2.6%

FORECLOSURE DEEDS

	MONTH	YTD
2011	47	325
2010	68	574
Chg.	-30.9%	-43.4%