

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 MARCH 2011

VOLUME DROPS & VALUE FLAT!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2011 was down 16% from March 2010** volume and the **total value of sales was down 9.8%** from the previous year. The **median individual property sale value was down 1.1%** from the previous year. **There was a 1.1% increase in the volume of mortgage activity from March 2010 levels.**

Year to Date: Volume of Sales is down 10.7%; Total Value of Sales is down 9.5%; Individual Sales Value is unchanged; Mortgage Volume is up 22%.

Register Meade reports that there were **429** deeds recorded at the Barnstable Registry of Deeds in **March 2011** with stated sales values above \$50,000.00 representing a stated value of **\$166,725,864.00** 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 **March** was **\$268,000.00**.

There were **1,175** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$617,725,864.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,000.00**.

By way of comparison, there were **511** deeds recorded at the Barnstable Registry of Deeds in **March 2010** with stated sales values above \$50,000.00 representing a stated value of **\$184,385,163.00** 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 **March** was **\$271,033.00**.

There were **1,162** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$338,560,463.00**. The **median** mortgage amount, commercial, residential or other, was **\$211,001.00**.

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

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

2011 sales volume: **1,074**

2010 sales volume: **1,203**

2011 total sales value: **\$435,686,039.00**

2010 total sales value: **\$481,414,344.00**

2011 **median** sales price: **\$280,000.00**

2010 **median** sales price: **\$280,000.00**

2011 mortgage volume: **3,827**

2010 mortgage volume: **3,137**

2011 total mortgage value: **\$1,360,559,811.00**

2010 total mortgage value: **\$951,604,916.00**

2011 **median** mortgage amount: **\$219,812.00**

2010 **median** mortgage amount: **\$225,000.00**

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

M/Y	Value	% Differential/prior month
Mar 2010:	\$271,033.00	-1.4 %
Apr 2010:	\$300,000.00	+10.7%
May 2010:	\$285,000.00	-5.0%
June 2010:	\$315,000.00	+10.5%
July 2010:	\$290,000.00	-7.9%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2011	42	99
2010	79	196
Chg.	-46.8%	-49.5%