

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 APRIL 2012

NUMBERS UP ACROSS THE BOARD!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in April 2012 was up 22.3% from April 2011** volume and the **total value of sales was up 45.4%** from the previous year. The **median individual property sale value was up 4.9%** from the previous year. **There was a 60.3% increase in the volume of mortgage activity from April 2011 levels.**

Year to Date: Volume of Sales is up 19.7%; Total Value of Sales is up 26.9%; Individual Sales Value is up 1.8%; Mortgage Volume is up 23.5%.

Register Meade reports that there were **592** deeds recorded at the Barnstable Registry of Deeds in **April 2012** with stated sales values above \$50,000.00 representing a stated value of **\$250,478,381.00** 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 **April** was **\$302,650.00**.

There were **1,649** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$549,782,097.00**. The **median** mortgage amount, commercial, residential or other, was **\$226,000.00**.

By way of comparison, there were **484** deeds recorded at the Barnstable Registry of Deeds in **April 2011** with stated sales values above \$50,000.00 representing a stated value of **\$172,210,261.00** 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 **April** was **\$288,500.00**.

There were **1,029** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$313,148,226.00**. The **median** mortgage amount, commercial, residential or other, was **\$205,000.00**.

**REAL ESTATE ACTIVITY THROUGH APRIL 2012
AS COMPARED TO THE SAME PERIOD IN 2011.**

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

2012 sales volume: **1,865**

2011 sales volume: **1,558**

2012 total sales value: **\$771,605,185.00**

2011 total sales value: **\$607,896,300.00**

2012 **median** sales price: **\$285,000.00**

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

2012 mortgage volume: **5,995**

2011 mortgage volume: **4,856**

2012 total mortgage value: **\$1,978,307,615.00**

2011 total mortgage value: **\$1,673,708,037.00**

2012 **median** mortgage amount: **\$228,000.00**

2011 **median** mortgage amount: **\$217,000.00**

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

M/Y	Value	% Differential/prior month
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%
Sep	2011: \$302,000.00	+9.0%
Oct	2011: \$300,000.00	-0.7%
Nov	2011: \$294,000.00	-2.0%
Dec	2011: \$300,000.00	+2.0%
Jan	2012: \$288,700.00	-3.8 %
Feb	2012: \$251,500.00	-12.9 %
Mar	2012: \$280,000.00	+11.3%
Apr	2012: \$302,650.00	+8.1 %

FORECLOSURE DEEDS

	MONTH	YTD
2012	32	155
2011	27	126
Chg.	+18.5%	+23%