

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 FEBRUARY 2012**

**VOLUME JUMPS, VALUE DIPS!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2012 was up 30% from February 2011 volume and the total value of sales was up 32%** from the previous year. The **median individual property sale value was down 3.3%** from the previous year. **There was a 23.3% increase in the volume of mortgage activity from February 2011 levels.**

**Year to Date: Volume of Sales is up 25%; Total Value of Sales is up 20%; Individual Sales Value is down 4.7%; Mortgage Volume is up 3.2%.**

Register Meade reports that there were **386** deeds recorded at the Barnstable Registry of Deeds in **February 2012** with stated sales values above \$50,000.00 representing a stated value of **\$161,456,635.00** 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 **February** was **\$251,500.00**.

There were **1,356** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$412,868,975.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

By way of comparison, there were **297** deeds recorded at the Barnstable Registry of Deeds in **February 2011** with stated sales values above \$50,000.00 representing a stated value of **\$122,251,656.00** 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 **February** was **\$260,000.00**.

There were **1,100** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$312,318,879.00**. The **median** mortgage amount, commercial, residential or other, was **\$215,000.00**.

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

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

2012 sales volume: **806**

2011 sales volume: **645**

2012 total sales value: **\$323,054,856.00**

2011 total sales value: **\$269,360,807.00**

2012 **median** sales price: **\$272,500.00**

2011 **median** sales price: **\$285,816.00**

2012 mortgage volume: **2,737**

2011 mortgage volume: **2,652**

2012 total mortgage value: **\$964,162,829.00**

2011 total mortgage value: **\$742,833,947.00**

2012 **median** mortgage amount: **\$228,500.00**

2011 **median** mortgage amount: **\$215,000.00**

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

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>Feb 2011:</b>	<b>\$260,000.00</b>	<b>-13.8 %</b>
<b>Mar 2011:</b>	<b>\$268,000.00</b>	<b>+3.1%</b>
<b>Apr 2011:</b>	<b>\$288,500.00</b>	<b>+7.6 %</b>
<b>May 2011:</b>	<b>\$300,000.00</b>	<b>+4.0%</b>
<b>June 2011:</b>	<b>\$275,000.00</b>	<b>-8.3%</b>
<b>July 2011:</b>	<b>\$284,500.00</b>	<b>+3.5%</b>
<b>Aug 2011:</b>	<b>\$277,000.00</b>	<b>-2.6%</b>
<b>Sep 2011:</b>	<b>\$302,000.00</b>	<b>+9.0%</b>
<b>Oct 2011:</b>	<b>\$300,000.00</b>	<b>-0.7%</b>
<b>Nov 2011:</b>	<b>\$294,000.00</b>	<b>-2.0%</b>
<b>Dec 2011:</b>	<b>\$300,000.00</b>	<b>+2.0%</b>
<b>Jan 2012:</b>	<b>\$288,700.00</b>	<b>-3.8 %</b>
<b>Feb 2012:</b>	<b>\$251,500.00</b>	<b>-12.9 %</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2012</b>	<b>54</b>	<b>84</b>
<b>2011</b>	<b>29</b>	<b>57</b>
<b>Chg.</b>	<b>+86%</b>	<b>+47%</b>