

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 2012

VOLUME & VALUE INCREASE!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2012 was up 8.9% from March 2011** volume and the **total value of sales was up 19.1%** from the previous year. The **median individual property sale value was up 4.5%** from the previous year. **There was a 36.9% increase in the volume of mortgage activity from March 2011 levels.**

Year to Date: Volume of Sales is up 18.5%; Total Value of Sales is up 19.6%; Individual Sales Value is down 1.8%; Mortgage Volume is up 13.6%.

Register Meade reports that there were **467** deeds recorded at the Barnstable Registry of Deeds in **March 2012** with stated sales values above \$50,000.00 representing a stated value of **\$198,071,948.00** 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 **\$280,000.00**.

There were **1,609** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$464,362,689.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

By way of comparison, 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 **\$166,325,232.00** 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**.

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

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

2012 sales volume: **1,273**

2011 sales volume: **1,074**

2012 total sales value: **\$521,126,804.00**

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

2012 **median** sales price: **\$275,000.00**

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

2012 mortgage volume: **4,346**

2011 mortgage volume: **3,827**

2012 total mortgage value: **\$1,428,525,518.00**

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

2012 **median** mortgage amount: **\$229,048.00**

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

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

M/Y	Value	% Differential/prior month
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%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2012	39	123
2011	42	99
Chg.	-7.1%	+24.2%