

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 OCTOBER 2012**

**SALES VOLUME RISES, MEDIAN VALUE FLAT!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2012 was up 11.9% from October 2011** volume and the **total value of sales was up 12.4%** from the previous year. The **median individual property sale value was unchanged** from the previous year. **There was a 21.6% increase in the volume of mortgage activity from October 2011 levels.**

**Year to Date: Volume of Sales is up 19.8%; Total Value of Sales is up 25.8%; Individual Sales Value is up 2.1%; Mortgage Volume is up 37.4%.**

Register Meade reports that there were **573** deeds recorded at the Barnstable Registry of Deeds in **October 2012** with stated sales values above \$50,000.00 representing a stated value of **\$243,096,675.00** 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 **October** was **\$300,000.00**.

There were **1,773** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$523,390,238.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

By way of comparison there were **512** deeds recorded at the Barnstable Registry of Deeds in **October 2011** with stated sales values above \$50,000.00 representing a stated value of **\$216,202,251.00** 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 **October** was **\$300,000.00**.

There were **1,458** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$476,543,901.00**. The **median** mortgage amount, commercial, residential or other, was **\$235,000.00**.

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

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

2012 sales volume: **5,642**

2011 sales volume: **4,708**

2012 total sales value: **\$2,415,139,086.00**

2011 total sales value: **\$1,919,224,988.00**

2012 **median** sales price: **\$295,119.00**

2011 **median** sales price: **\$289,000.00**

2012 mortgage volume: **15,748**

2011 mortgage volume: **11,458**

2012 total mortgage value: **\$4,843,891,238.00**

2011 total mortgage value: **\$3,702,999,314.00**

2012 **median** mortgage amount: **\$229,550.00**

2011 **median** mortgage amount: **\$220,000.00**

**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>Oct</b>  | <b>2011: \$300,000.00</b> | <b>-0.7%</b>                      |
| <b>Nov</b>  | <b>2011: \$294,000.00</b> | <b>-2.0%</b>                      |
| <b>Dec</b>  | <b>2011: \$300,000.00</b> | <b>+2.0%</b>                      |
| <b>Jan</b>  | <b>2012: \$288,700.00</b> | <b>-3.8 %</b>                     |
| <b>Feb</b>  | <b>2012: \$251,500.00</b> | <b>-12.9 %</b>                    |
| <b>Mar</b>  | <b>2012: \$280,000.00</b> | <b>+11.3%</b>                     |
| <b>Apr</b>  | <b>2012: \$302,650.00</b> | <b>+8.1 %</b>                     |
| <b>May</b>  | <b>2012: \$300,000.00</b> | <b>-0.9%</b>                      |
| <b>June</b> | <b>2012: \$310,000.00</b> | <b>+3.3%</b>                      |
| <b>July</b> | <b>2012: \$284,000.00</b> | <b>-8.4%</b>                      |
| <b>Aug</b>  | <b>2012: \$290,034.00</b> | <b>+2.1%</b>                      |
| <b>Sep</b>  | <b>2012: \$300,000.00</b> | <b>+3.4%</b>                      |
| <b>Oct</b>  | <b>2012: \$300,000.00</b> | <b>0.0%</b>                       |

**FORECLOSURE DEEDS**

|             | <b>MONTH</b>  | <b>YTD</b>    |
|-------------|---------------|---------------|
| <b>2012</b> | <b>18</b>     | <b>359</b>    |
| <b>2011</b> | <b>55</b>     | <b>426</b>    |
| <b>Chg.</b> | <b>-67.3%</b> | <b>-15.7%</b> |