

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 2013**

**VOLUME & VALUE ARE DOWN.**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in April 2013 was down 5.6% from April 2012** volume and the **total value of sales was down 15.7%** from the previous year. The **median individual property sale value was down 4.2%** from the previous year. **There was a 4.5% decrease in the volume of mortgage activity from April 2012 levels.**

**Year to Date: Volume of Sales is down 7.9%; Total Value of Sales is down 7.3%; Individual Sales Value is up 3.5%; Mortgage Volume is up 2.6%.**

Register Meade reports that there were **559** deeds recorded at the Barnstable Registry of Deeds in **April 2013** with stated sales values above \$50,000.00 representing a stated value of **\$211,095,430.00** 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 **\$290,000.00**.

There were **1,574** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$451,201,663.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,637.00**.

By way of comparison, 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**.

**REAL ESTATE ACTIVITY THROUGH APRIL 2013  
AS COMPARED TO THE SAME PERIOD IN 2012.**

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

2013 sales volume: **1,718**

2012 sales volume: **1,865**

2013 total sales value: **\$715,189,311.00**

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

2013 **median** sales price: **\$295,000.00**

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

2013 mortgage volume: **6,149**

2012 mortgage volume: **5,995**

2013 total mortgage value: **\$1,748,116,112.00**

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

2013 **median** mortgage amount: **\$225,448.00**

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

**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>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>
<b>Nov</b>	<b>2012: \$315,000.00</b>	<b>+5.0%</b>
<b>Dec</b>	<b>2012: \$334,000.00</b>	<b>+6.0%</b>
<b>Jan</b>	<b>2013: \$280,000.00</b>	<b>-16.2 %</b>
<b>Feb</b>	<b>2013: \$300,000.00</b>	<b>+7.1 %</b>
<b>Mar</b>	<b>2013: \$305,000.00</b>	<b>+1.7%</b>
<b>Apr</b>	<b>2013: \$290,000.00</b>	<b>-4.9%</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2013</b>	<b>14</b>	<b>57</b>
<b>2012</b>	<b>32</b>	<b>155</b>
<b>Chg.</b>	<b>-56%</b>	<b>-63%</b>