

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 2013

VOLUME DOWN, VALUE CONTINUES TO CLIMB!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2013 was down 2.6% from March 2012** volume and the **total value of sales was down 4.1%** from the previous year. The **median individual property sale value was up 8.9%** from the previous year. **There was a 8.6% decrease in the volume of mortgage activity from March 2012 levels.**

Year to Date: Volume of Sales is down 9%; Total Value of Sales is down 3.3%; Individual Sales Value is up 8.5%; Mortgage Volume is up 5.3%.

Register Meade reports that there were **455** deeds recorded at the Barnstable Registry of Deeds in **March 2013** with stated sales values above \$50,000.00 representing a stated value of **\$189,921,525.00** 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 **\$305,000.00**.

There were **1,470** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$416,864,228.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,650.00**.

By way of comparison, 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**.

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

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

2013 sales volume: **1,159**

2012 sales volume: **1,273**

2013 total sales value: **\$504,093,881.00**

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

2013 **median** sales price: **\$298,372.00**

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

2013 mortgage volume: **4,575**

2012 mortgage volume: **4,346**

2013 total mortgage value: **\$1,296,914,450.00**

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

2013 **median** mortgage amount: **\$225,400.00**

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

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

M/Y	Value	% Differential/prior month
Mar	2012: \$280,000.00	+11.3%
Apr	2012: \$302,650.00	+8.1 %
May	2012: \$300,000.00	-0.9%
June	2012: \$310,000.00	+3.3%
July	2012: \$284,000.00	-8.4%
Aug	2012: \$290,034.00	+2.1%
Sep	2012: \$300,000.00	+3.4%
Oct	2012: \$300,000.00	0.0%
Nov	2012: \$315,000.00	+5.0%
Dec	2012: \$334,000.00	+6.0%
Jan	2013: \$280,000.00	-16.2 %
Feb	2013: \$300,000.00	+7.1 %
Mar	2013: \$305,000.00	+1.7%

FORECLOSURE DEEDS

	MONTH	YTD
2013	9	43
2012	39	123
Chg.	-77%	-65%