

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 2011

VOLUME DROPS & VALUE DIPS!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in April 2011 was down 12.2% from April 2010** volume and the **total value of sales was down 17.6%** from the previous year. The **median individual property sale value was down 3.5%** from the previous year. **There was a 12.1% decrease in the volume of mortgage activity from April 2010 levels.**

Year to Date: Volume of Sales is down 11.2%; Total Value of Sales is down 11.9%; Individual Sales Value is down 2.2%; Mortgage Volume is up 12.7%.

Register Meade reports that there were **484** deeds recorded at the Barnstable Registry of Deeds in **April 2011** with stated sales values above \$50,000.00 representing a stated value of **\$172,210,261.00** 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 **\$288,500.00**.

There were **1,029** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$313,148,226.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,000.00**.

By way of comparison, there were **551** deeds recorded at the Barnstable Registry of Deeds in **April 2010** with stated sales values above \$50,000.00 representing a stated value of **\$208,936,573.00** 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 **\$300,000.00**.

There were **1,171** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$332,741,366.00**. The **median** mortgage amount, commercial, residential or other, was **\$223,700.00**.

**REAL ESTATE ACTIVITY THROUGH APRIL 2011
AS COMPARED TO THE SAME PERIOD IN 2010.**

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

2011 sales volume: **1,558**

2010 sales volume: **1,754**

2011 total sales value: **\$607,896,300.00**

2010 total sales value: **\$690,350,917.00**

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

2010 **median** sales price: **\$286,250.00**

2011 mortgage volume: **4,856**

2010 mortgage volume: **4,308**

2011 total mortgage value: **\$1,673,708,037.00**

2010 total mortgage value: **\$1,284,346,283.00**

2011 **median** mortgage amount: **\$217,000.00**

2010 **median** mortgage amount: **\$225,000.00**

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

M/Y	Value	% Differential/prior month
Apr 2010:	\$300,000.00	+10.7%
May 2010:	\$285,000.00	-5.0%
June 2010:	\$315,000.00	+10.5%
July 2010:	\$290,000.00	-7.9%
Aug 2010:	\$289,900.00	-0.04%
Sep 2010:	\$301,000.00	+3.8%
Oct 2010:	\$301,134.00	+0.05%
Nov 2010:	\$297,250.00	-1.3%
Dec 2010:	\$310,000.00	+4.3%
Jan 2011:	\$301,500.00	-2.7 %
Feb 2011:	\$260,000.00	-13.8 %
Mar 2011:	\$268,000.00	+3.1%
Apr 2011:	\$288,500.00	+7.6 %

FORECLOSURE DEEDS

	MONTH	YTD
2011	27	126
2010	80	266
Chg.	-66.3%	-52.6%