

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 DECEMBER 2011

VOLUME & VALUE END YEAR DOWN!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in December 2011 was down 7.4% from December 2010** volume and the **total value of sales was down 13.2%** from the previous year. The **median individual property sale value was down 3.2%** from the previous year. **There was a 21.1% decrease in the volume of mortgage activity from December 2010 levels.**

Year to Date: Volume of Sales is down 6.4%; Total Value of Sales is down 10.9%; Individual Sales Value is down 2%; Mortgage Volume is down 10.9%.

Register Meade reports that there were **516** deeds recorded at the Barnstable Registry of Deeds in **December 2011** with stated sales values above \$50,000.00 representing a stated value of **\$223,177,069.00** 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 **December** was **\$300,000.00**.

There were **1,598** mortgages recorded with values above \$50,000.00 in **December** with a total value of **\$526,173,661.00**. The **median** mortgage amount, commercial, residential or other, was **\$235,000.00**.

By way of comparison, there were **557** deeds recorded at the Barnstable Registry of Deeds in **December 2010** with stated sales values above \$50,000.00 representing a stated value of **\$257,229,524.00** 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 **December** was **\$310,000.00**.

There were **2,025** mortgages recorded with values above \$50,000.00 in **December** with a total value of **\$660,335,465.00**. The **median** mortgage amount, commercial, residential or other, was **\$236,000.00**.

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

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

2011 sales volume: **5,650**

2010 sales volume: **6,039**

2011 total sales value: **\$2,324,184,284.00**

2010 total sales value: **\$2,609,568,428.00**

2011 **median** sales price: **\$290,000.00**

2010 **median** sales price: **\$296,000.00**

2011 mortgage volume: **14,584**

2010 mortgage volume: **16,377**

2011 total mortgage value: **\$4,667,468,266.00**

2010 total mortgage value: **\$4,877,094,745.00**

2011 **median** mortgage amount: **\$223,000.00**

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
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 %
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%

FORECLOSURE DEEDS

	MONTH	YTD
2011	29	488
2010	37	736
Chg.	-21.6%	-33.7%