

COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
P.O. BOX 368
BARNSTABLE, MASSACHUSETTS 02630
Telephone 508-362-7733
Fax 508-362-1917

John F. Meade
Register

David B. Murphy
Assistant Register
Kathleen Grenier
Executive Administrative Assistant

JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF FEBRUARY 2011

VOLUME & VALUE DROP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2011 was down 15% from February 2010** volume and the **total value of sales was down 26.2%** from the previous year. The **median individual property sale value was down 5.5%** from the previous year. **There was a 25.3% increase in the volume of mortgage activity from February 2010 levels.**

Year to Date: Volume of Sales is down 6.8%; Total Value of Sales is down 9.3%; Individual Sales Value is down 0.2%; Mortgage Volume is up 34.3%.

Register Meade reports that there were **297** deeds recorded at the Barnstable Registry of Deeds in **February 2011** with stated sales values above \$50,000.00 representing a stated value of **\$122,251,656.00** 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 **February** was **\$260,000.00.**

There were **1,100** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$312,318,879.00.** The **median** mortgage amount, commercial, residential or other, was **\$215,000.00.**

By way of comparison, there were **349** deeds recorded at the Barnstable Registry of Deeds in **February 2010** with stated sales values above \$50,000.00 representing a stated value of **\$165,572,022.00** 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 **February** was **\$275,000.00.**

There were **878** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$265,836,968.00.** The **median** mortgage amount, commercial, residential or other, was **\$225,000.00.**

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

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

2011 sales volume: **645**

2010 sales volume: **692**

2011 total sales value: **\$269,360,807.00**

2010 total sales value: **\$297,029,181.00**

2011 **median** sales price: **\$285,816.00**

2010 **median** sales price: **\$286,500.00**

2011 mortgage volume: **2,652**

2010 mortgage volume: **1,975**

2011 total mortgage value: **\$742,833,947.00**

2010 total mortgage value: **\$613,044,453.00**

2011 **median** mortgage amount: **\$215,000.00**

2010 **median** mortgage amount: **\$230,000.00**

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

M/Y	Value	% Differential/prior month
Feb	2010: \$275,000.00	-6.5 %
Mar	2010: \$271,033.00	-1.4 %
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 %

FORECLOSURE DEEDS

	MONTH	YTD
2011	29	57
2010	57	117
Chg.	-49.1%	-51.3%