

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 OCTOBER 2011**

**VOLUME UP, VALUE FLAT!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2011 was up 6.4% from October 2010** volume and the **total value of sales was up 3.4%** from the previous year. The **median individual property sale value was down 0.4%** from the previous year. **There was a 14.1% decrease in the volume of mortgage activity from October 2010 levels.**

**Year to Date: Volume of Sales is down 6.7%; Total Value of Sales is down 11.5%; Individual Sales Value is down 2%; Mortgage Volume is down 8.5%.**

Register Meade reports that there were **512** deeds recorded at the Barnstable Registry of Deeds in **October 2011** with stated sales values above \$50,000.00 representing a stated value of **\$216,202,251.00** 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 **October** was **\$300,000.00**.

There were **1,458** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$476,543,901.00**. The **median** mortgage amount, commercial, residential or other, was **\$235,000.00**.

By way of comparison, there were **481** deeds recorded at the Barnstable Registry of Deeds in **October 2010** with stated sales values above \$50,000.00 representing a stated value of **\$209,042,123.00** 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 **October** was **\$301,134.00**.

There were **1,698** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$506,289,698.00**. The **median** mortgage amount, commercial, residential or other, was **\$229,185.00**.

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

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

2011 sales volume: **4,708**  
2010 sales volume: **5,044**

2011 total sales value: **\$1,919,224,988.00**  
2010 total sales value: **\$2,167,569,677.00**

2011 **median** sales price: **\$289,000.00**  
2010 **median** sales price: **\$295,000.00**

2011 mortgage volume: **11,458**  
2010 mortgage volume: **12,526**

2011 total mortgage value: **\$3,702,999,314.00**  
2010 total mortgage value: **\$3,702,687,065.00**

2011 **median** mortgage amount: **\$220,000.00**  
2010 **median** mortgage amount: **\$225,000.00**

**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>Oct 2010:</b>	<b>\$301,134.00</b>	<b>+0.05%</b>
<b>Nov 2010:</b>	<b>\$297,250.00</b>	<b>-1.3%</b>
<b>Dec 2010:</b>	<b>\$310,000.00</b>	<b>+4.3%</b>
<b>Jan 2011:</b>	<b>\$301,500.00</b>	<b>-2.7 %</b>
<b>Feb 2011:</b>	<b>\$260,000.00</b>	<b>-13.8 %</b>
<b>Mar 2011:</b>	<b>\$268,000.00</b>	<b>+3.1%</b>
<b>Apr 2011:</b>	<b>\$288,500.00</b>	<b>+7.6 %</b>
<b>May 2011:</b>	<b>\$300,000.00</b>	<b>+4.0%</b>
<b>June 2011:</b>	<b>\$275,000.00</b>	<b>-8.3%</b>
<b>July 2011:</b>	<b>\$284,500.00</b>	<b>+3.5%</b>
<b>Aug 2011:</b>	<b>\$277,000.00</b>	<b>-2.6%</b>
<b>Sep 2011:</b>	<b>\$302,000.00</b>	<b>+9.0%</b>
<b>Oct 2011:</b>	<b>\$300,000.00</b>	<b>-0.7%</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2011</b>	<b>55</b>	<b>426</b>
<b>2010</b>	<b>40</b>	<b>676</b>
<b>Chg.</b>	<b>+37.5%</b>	<b>-37%</b>