

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 SEPTEMBER 2011

VOLUME UP, VALUE EDGES UP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in September 2011 was up 3.4% from September 2010 volume** and the **total value of sales was down 12.3%** from the previous year. The **median individual property sale value was up 0.3%** from the previous year. **There was a 21.3% decrease in the volume of mortgage activity from September 2010 levels.**

Year to Date: Volume of Sales is down 8%; Total Value of Sales is down 13%; Individual Sales Value is down 2.7%; Mortgage Volume is down 7.6%.

Register Meade reports that there were **547** deeds recorded at the Barnstable Registry of Deeds in **September 2011** with stated sales values above \$50,000.00 representing a stated value of **\$245,390,193.00** 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 **September** was **\$302,000.00**.

There were **1,192** mortgages recorded with values above \$50,000.00 in **September** with a total value of **\$334,842,902.00**. The **median** mortgage amount, commercial, residential or other, was **\$232,000.00**.

By way of comparison, there were **529** deeds recorded at the Barnstable Registry of Deeds in **September 2010** with stated sales values above \$50,000.00 representing a stated value of **\$279,679,858.00** 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 **September** was **\$301,000.00**.

There were **1,514** mortgages recorded with values above \$50,000.00 in **September** with a total value of **\$448,354,917.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

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

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

2011 sales volume: **4,196**

2010 sales volume: **4,563**

2011 total sales value: **\$1,703,022,737.00**

2010 total sales value: **\$1,958,527,555.00**

2011 **median** sales price: **\$285,708.00**

2010 **median** sales price: **\$293,750.00**

2011 mortgage volume: **10,000**

2010 mortgage volume: **10,828**

2011 total mortgage value: **\$3,226,455,413.00**

2010 total mortgage value: **\$3,196,397,368.00**

2011 **median** mortgage amount: **\$216,850.00**

2010 **median** mortgage amount: **\$224,450.00**

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

M/Y	Value	% Differential/prior month
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 %
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%

FORECLOSURE DEEDS

	MONTH	YTD
2011	46	371
2010	62	636
Chg.	-25.8%	-41.7%