

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 JANUARY 2012**

**VOLUME SEES SOLID INCREASE, VALUE DIPS!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in January 2012 was up 20.7% from January 2011** volume and the **total value of sales was up 9.9%** from the previous year. The **median individual property sale value was down 4.2%** from the previous year. **There was a 11% decrease in the volume of mortgage activity from January 2011 levels.**

**Year to Date: Volume of Sales is up 20.7%; Total Value of Sales is up 9.9%; Individual Sales Value is down 4.2%; Mortgage Volume is down 11%.**

Register Meade reports that there were **420** deeds recorded at the Barnstable Registry of Deeds in **January 2012** with stated sales values above \$50,000.00 representing a stated value of **\$161,598,221.00** 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 January was **\$288,700.00**.

There were **1,381** mortgages recorded with values above \$50,000.00 in January with a total value of **\$551,293,854.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,668.00**.

By way of comparison, there were **348** deeds recorded at the Barnstable Registry of Deeds in **January 2012** with stated sales values above \$50,000.00 representing a stated value of **\$147,109,151.00** 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 January was **\$301,500.00**.

There were **1,552** mortgages recorded with values above \$50,000.00 in January with a total value of **\$430,515,068.00**. The **median** mortgage amount, commercial, residential or other, was **\$215,317.00**.

**REAL ESTATE ACTIVITY THROUGH JANUARY 2012  
AS COMPARED TO THE SAME PERIOD IN 2011.**

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

2012 sales volume: **420**

2011 sales volume: **348**

2012 total sales value: **\$161,598,221.00**

2011 total sales value: **\$147,109,151.00**

2012 **median** sales price: **\$288,700.00**

2011 **median** sales price: **\$301,500.00**

2012 mortgage volume: **1,381**

2011 mortgage volume: **1,552**

2012 total mortgage value: **\$551,293,854.00**

2011 total mortgage value: **\$430,515,068.00**

2012 **median** mortgage amount: **\$225,668.00**

2011 **median** mortgage amount: **\$215,317.00**

**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>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>
<b>Nov 2011:</b>	<b>\$294,000.00</b>	<b>-2.0%</b>
<b>Dec 2011:</b>	<b>\$300,000.00</b>	<b>+2.0%</b>
<b>Jan 2012:</b>	<b>\$288,700.00</b>	<b>-3.8 %</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2012</b>	<b>30</b>	<b>30</b>
<b>2011</b>	<b>28</b>	<b>28</b>
<b>Chg.</b>	<b>+7.1%</b>	<b>+7.1%</b>