

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 JUNE 2012

SALES VOLUME & MEDIAN VALUE RISE!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in June 2012 was up 30% from June 2011** volume and the **total value of sales was up 36.2%** from the previous year. The **median individual property sale value was up 12.7%** from the previous year. **There was a 57.3% increase in the volume of mortgage activity from June 2011 levels.**

Year to Date: Volume of Sales is up 21.9%; Total Value of Sales is up 28.3%; Individual Sales Value is up 3.8%; Mortgage Volume is up 32.7%.

Register Meade reports that there were **736** deeds recorded at the Barnstable Registry of Deeds in **June 2012** with stated sales values above \$50,000.00 representing a stated value of **\$303,181,401.00** 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 **June** was **\$310,000.00**.

There were **1,553** mortgages recorded with values above \$50,000.00 in **June** with a total value of **\$445,342,817.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

By way of comparison there were **565** deeds recorded at the Barnstable Registry of Deeds in **June 2011** with stated sales values above \$50,000.00 representing a stated value of **\$222,661,357.00** 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 **June** was **\$275,000.00**.

There were **987** mortgages recorded with values above \$50,000.00 in **June** with a total value of **\$356,258,304.00**. The **median** mortgage amount, commercial, residential or other, was **\$203,500.00**.

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

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

2012 sales volume: **3,260**

2011 sales volume: **2,674**

2012 total sales value: **\$1,364,459,562.00**

2011 total sales value: **\$1,063,868,200.00**

2012 **median** sales price: **\$295,000.00**

2011 **median** sales price: **\$284,110.00**

2012 mortgage volume: **9,110**

2011 mortgage volume: **6,865**

2012 total mortgage value: **\$2,919,809,074.00**

2011 total mortgage value: **\$2,359,785,782.00**

2012 **median** mortgage amount: **\$228,500.00**

2011 **median** mortgage amount: **\$213,000.00**

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

M/Y	Value	% Differential/prior month
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%
Jan	2012: \$288,700.00	-3.8 %
Feb	2012: \$251,500.00	-12.9 %
Mar	2012: \$280,000.00	+11.3%
Apr	2012: \$302,650.00	+8.1 %
May	2012: \$300,000.00	-0.9%
June	2012: \$310,000.00	+3.3%

FORECLOSURE DEEDS

	MONTH	YTD
2012	25	224
2011	63	231
Chg.	-60%	-3%