

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 FEBRUARY 2013**

**VOLUME DOWN & VALUE JUMPS!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2013 was down 16.8% from February 2012** volume and the **total value of sales was down 5.3%** from the previous year. The **median individual property sale value was up 19.3%** from the previous year. **There was a 4.5% increase in the volume of mortgage activity from February 2012 levels.**

**Year to Date: Volume of Sales is down 12.7%; Total Value of Sales is down 2.7%; Individual Sales Value is up 6.4%; Mortgage Volume is up 13.4%.**

Register Meade reports that there were **321** deeds recorded at the Barnstable Registry of Deeds in **February 2013** with stated sales values above \$50,000.00 representing a stated value of **\$152,889,249.00** 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 **\$300,000.00**.

There were **1,417** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$427,430,546.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

By way of comparison, there were **386** deeds recorded at the Barnstable Registry of Deeds in **February 2012** with stated sales values above \$50,000.00 representing a stated value of **\$161,456,635.00** 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 **\$251,500.00**.

There were **1,356** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$412,868,975.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 2013  
AS COMPARED TO THE SAME PERIOD IN 2012.**

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

2013 sales volume: **704**

2012 sales volume: **806**

2013 total sales value: **\$314,172,356.00**

2012 total sales value: **\$323,054,856.00**

2013 **median** sales price: **\$290,000.00**

2012 **median** sales price: **\$272,500.00**

2013 mortgage volume: **3,105**

2012 mortgage volume: **2,737**

2013 total mortgage value: **\$880,050,221.00**

2012 total mortgage value: **\$964,162,829.00**

2013 **median** mortgage amount: **\$225,000.00**

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

**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>Feb</b>	<b>2012: \$251,500.00</b>	<b>-12.9 %</b>
<b>Mar</b>	<b>2012: \$280,000.00</b>	<b>+11.3%</b>
<b>Apr</b>	<b>2012: \$302,650.00</b>	<b>+8.1 %</b>
<b>May</b>	<b>2012: \$300,000.00</b>	<b>-0.9%</b>
<b>June</b>	<b>2012: \$310,000.00</b>	<b>+3.3%</b>
<b>July</b>	<b>2012: \$284,000.00</b>	<b>-8.4%</b>
<b>Aug</b>	<b>2012: \$290,034.00</b>	<b>+2.1%</b>
<b>Sep</b>	<b>2012: \$300,000.00</b>	<b>+3.4%</b>
<b>Oct</b>	<b>2012: \$300,000.00</b>	<b>0.0%</b>
<b>Nov</b>	<b>2012: \$315,000.00</b>	<b>+5.0%</b>
<b>Dec</b>	<b>2012: \$334,000.00</b>	<b>+6.0%</b>
<b>Jan</b>	<b>2013: \$280,000.00</b>	<b>-16.2 %</b>
<b>Feb</b>	<b>2013: \$300,000.00</b>	<b>+7.1 %</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2013</b>	<b>14</b>	<b>34</b>
<b>2012</b>	<b>54</b>	<b>84</b>
<b>Chg.</b>	<b>-74%</b>	<b>-59.5%</b>