

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 MAY 2011**

**VOLUME EDGES DOWN & VALUE SEES RISE!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2011 was down 3.3% from May 2010** volume and the **total value of sales was down 10%** from the previous year. The **median individual property sale value was up 5.3%** from the previous year. **There was a 5.6% decrease in the volume of mortgage activity from May 2010 levels.**

**Year to Date: Volume of Sales is down 9.3%; Total Value of Sales is down 11.4%; Individual Sales Value is up 0.03%; Mortgage Volume is up 9%.**

Register Meade reports that there were **551** deeds recorded at the Barnstable Registry of Deeds in **May 2011** with stated sales values above \$50,000.00 representing a stated value of **\$233,310,543.00** 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 **May** was **\$300,000.00**.

There were **1,022** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$329,819,441.00**. The **median** mortgage amount, commercial, residential or other, was **\$207,000.00**.

By way of comparison, there were **570** deeds recorded at the Barnstable Registry of Deeds in **May 2010** with stated sales values above \$50,000.00 representing a stated value of **\$259,237,094.00** 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 **May** was **\$285,000.00**.

There were **1,083** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$339,842,141.00**. The **median** mortgage amount, commercial, residential or other, was **\$208,800.00**.

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

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

2011 sales volume: **2,109**  
2010 sales volume: **2,324**

2011 total sales value: **\$841,206,842.00**  
2010 total sales value: **\$949,588,011.00**

2011 **median** sales price: **\$285,075.00**  
2010 **median** sales price: **\$285,000.00**

2011 mortgage volume: **5,878**  
2010 mortgage volume: **5,391**

2011 total mortgage value: **\$2,003,527,478.00**  
2010 total mortgage value: **\$1,624,188,423.00**

2011 **median** mortgage amount: **\$215,000.00**  
2010 **median** mortgage amount: **\$221,000.00**

**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>May 2010:</b>	<b>\$285,000.00</b>	<b>-5.0%</b>
<b>June 2010:</b>	<b>\$315,000.00</b>	<b>+10.5%</b>
<b>July 2010:</b>	<b>\$290,000.00</b>	<b>-7.9%</b>
<b>Aug 2010:</b>	<b>\$289,900.00</b>	<b>-0.04%</b>
<b>Sep 2010:</b>	<b>\$301,000.00</b>	<b>+3.8%</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>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2011</b>	<b>42</b>	<b>168</b>
<b>2010</b>	<b>76</b>	<b>342</b>
<b>Chg.</b>	<b>-44.7%</b>	<b>-50.9%</b>