

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 NOVEMBER 2011

VOLUME &, VALUE DIP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in November 2011 was down 2.7% from November 2010** volume and the **total value of sales was down 1.6%** from the previous year. The **median individual property sale value was down 1.1%** from the previous year. **There was a 16.3% decrease in the volume of mortgage activity from November 2010 levels.**

Year to Date: Volume of Sales is down 6.4%; Total Value of Sales is down 10.7%; Individual Sales Value is down 2%; Mortgage Volume is down 9.5%.

Register Meade reports that there were **426** deeds recorded at the Barnstable Registry of Deeds in **November 2011** with stated sales values above \$50,000.00 representing a stated value of **\$181,782,227.00** 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 **November** was **\$294,000.00**.

There were **1,528** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$438,295,290.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

By way of comparison, there were **438** deeds recorded at the Barnstable Registry of Deeds in **November 2010** with stated sales values above \$50,000.00 representing a stated value of **\$184,769,227.00** 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 **November** was **\$297,250.00**.

There were **1,826** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$514,072,215.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,250.00**.

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

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

2011 sales volume: **5,134**

2010 sales volume: **5,482**

2011 total sales value: **\$2,101,007,215.00**

2010 total sales value: **\$2,352,338,904.00**

2011 **median** sales price: **\$289,165.00**

2010 **median** sales price: **\$295,000.00**

2011 mortgage volume: **12,986**

2010 mortgage volume: **14,352**

2011 total mortgage value: **\$4,141,294,604.00**

2010 total mortgage value: **\$4,216,759,281.00**

2011 **median** mortgage amount: **\$220,000.00**

2010 **median** mortgage amount: **\$225,000.00**

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

M/Y	Value	% Differential/prior month
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%
Oct 2011:	\$300,000.00	-0.7%
Nov 2011:	\$294,000.00	-2.0%

FORECLOSURE DEEDS

	MONTH	YTD
2011	33	459
2010	23	699
Chg.	+43.5%	-34.3%