

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 JULY 2012

SALES VOLUME JUMPS, MEDIAN VALUE FLAT!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in July 2012 was up 33.8% from July 2011** volume and the **total value of sales was up 46.9%** from the previous year. The **median individual property sale value was down 0.2%** from the previous year. **There was a 78.4% increase in the volume of mortgage activity from July 2011 levels.**

Year to Date: Volume of Sales is up 23.6%; Total Value of Sales is up 30.9%; Individual Sales Value is up 3.8%; Mortgage Volume is up 38%.

Register Meade reports that there were **605** deeds recorded at the Barnstable Registry of Deeds in **July 2012** with stated sales values above \$50,000.00 representing a stated value of **\$259,374,719.00** 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 **July** was **\$284,000.00**.

There were **1,604** mortgages recorded with values above \$50,000.00 in **July** with a total value of **\$448,358,950.00**. The **median** mortgage amount, commercial, residential or other, was **\$222,300.00**.

By way of comparison there were **452** deeds recorded at the Barnstable Registry of Deeds in **July 2011** with stated sales values above \$50,000.00 representing a stated value of **\$176,602,644.00** 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 **July** was **\$284,500.00**.

There were **899** mortgages recorded with values above \$50,000.00 in **July** with a total value of **\$246,965,561.00**. The **median** mortgage amount, commercial, residential or other, was **\$221,791.00**.

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

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

2012 sales volume: **3,865**

2011 sales volume: **3,126**

2012 total sales value: **\$1,623,834,281.00**

2011 total sales value: **\$1,240,470,844.00**

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

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

2012 mortgage volume: **10,714**

2011 mortgage volume: **7,764**

2012 total mortgage value: **\$3,368,168,024.00**

2011 total mortgage value: **\$2,606,751,343.00**

2012 **median** mortgage amount: **\$227,435.00**

2011 **median** mortgage amount: **\$214,350.00**

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

M/Y	Value	% Differential/prior month
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%
July	2012: \$284,000.00	-8.4%

FORECLOSURE DEEDS

	MONTH	YTD
2012	43	267
2011	47	278
Chg.	-8.5%	-4%