

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 JANUARY 2013

VOLUME & VALUE DIP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in January 2013 was down 8.8% from January 2012** volume and the **total value of sales was down 0.2%** from the previous year. The **median individual property sale value was down 3%** from the previous year. **There was a 22.2% increase in the volume of mortgage activity from January 2012 levels.**

Year to Date: Volume of Sales is down 8.8%; Total Value of Sales is down 0.2%; Individual Sales Value is down 3%; Mortgage Volume is up 22.2%.

Register Meade reports that there were **383** deeds recorded at the Barnstable Registry of Deeds in **January 2013** with stated sales values above \$50,000.00 representing a stated value of **\$161,283,107.00** 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 **January** was **\$280,000.00**.

There were **1,688** mortgages recorded with values above \$50,000.00 in **January** with a total value of **\$452,619,675.00**. The **median** mortgage amount, commercial, residential or other, was **\$224,000.00**.

By way of comparison, there were **420** deeds recorded at the Barnstable Registry of Deeds in **January 2012** with stated sales values above \$50,000.00 representing a stated value of **\$161,598,221.00** 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 **January** was **\$288,700.00**.

There were **1,381** mortgages recorded with values above \$50,000.00 in **January** with a total value of **\$551,293,854.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,668.00**.

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

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

2013 sales volume: **383**

2012 sales volume: **420**

2013 total sales value: **\$161,283,107.00**

2012 total sales value: **\$161,598,221.00**

2013 **median** sales price: **\$280,000.00**

2012 **median** sales price: **\$288,700.00**

2013 mortgage volume: **1,688**

2012 mortgage volume: **1,381**

2013 total mortgage value: **\$452,619,675.20**

2012 total mortgage value: **\$551,293,854.00**

2013 **median** mortgage amount: **\$224,000.00**

2012 **median** mortgage amount: **\$225,668.00**

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

| M/Y | Value | % Differential/prior month |
|-------------|---------------------------|-----------------------------------|
| 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% |
| Aug | 2012: \$290,034.00 | +2.1% |
| Sep | 2012: \$300,000.00 | +3.4% |
| Oct | 2012: \$300,000.00 | 0.0% |
| Nov | 2012: \$315,000.00 | +5.0% |
| Dec | 2012: \$334,000.00 | +6.0% |
| Jan | 2013: \$280,000.00 | -16.2 % |

FORECLOSURE DEEDS

| | MONTH | YTD |
|-------------|---------------|---------------|
| 2013 | 20 | 20 |
| 2012 | 30 | 30 |
| Chg. | -33.3% | -33.3% |