

COMMONWEALTH OF MASSACHUSETTS  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
P.O. BOX 368  
BARNSTABLE, MASSACHUSETTS 02630  
Telephone 508-362-7733  
Fax 508-362-1917

John F. Meade  
Register

David B. Murphy  
Assistant Register  
Kathleen Grenier  
Executive Administrative Assistant

**JOHN F. MEADE, REGISTER OF DEEDS**

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF NOVEMBER 2013**

**VOLUME DROPS & VALUE FLATTENS!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in November 2013 was down 17.7% from November 2012** volume and the **total value of sales was down 24.8%** from the previous year. The **median individual property sale value was up 0.2%** from the previous year. **There was a 47.5% decrease in the volume of mortgage activity from November 2012 levels.**

**Year to Date: Volume of Sales is down 2%; Total Value of Sales is up 0.8%; Individual Sales Value is up 5.4%; Mortgage Volume is down 14.1%.**

Register Meade reports that there were **510** deeds recorded at the Barnstable Registry of Deeds in **November 2013** with stated sales values above \$50,000.00 representing a stated value of **\$205,509,228.00** 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 **\$317,250.00**.

There were **919** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$281,518,303.00**. The **median** mortgage amount, commercial, residential or other, was **\$223,469.00**.

By way of comparison, there were **620** deeds recorded at the Barnstable Registry of Deeds in **November 2012** with stated sales values above \$50,000.00 representing a stated value of **\$273,383,556.00** 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 **\$315,000.00**.

There were **1,749** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$665,281,641.00**. The **median** mortgage amount, commercial, residential or other, was **\$244,000.00**.

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

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

2013 sales volume: **6,137**

2012 sales volume: **6,262**

2013 total sales value: **\$2,708,988,163.00**

2012 total sales value: **\$2,688,522,642.00**

2013 **median** sales price: **\$315,000.00**

2012 **median** sales price: **\$299,000.00**

2013 mortgage volume: **15,022**

2012 mortgage volume: **17,497**

2013 total mortgage value: **\$4,537,706,059.00**

2012 total mortgage value: **\$5,509,173,609.00**

2013 **median** mortgage amount: **\$226,500.00**

2012 **median** mortgage amount: **\$230,500.00**

**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>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>
<b>Mar</b>	<b>2013: \$305,000.00</b>	<b>+1.7%</b>
<b>Apr</b>	<b>2013: \$290,000.00</b>	<b>-4.9%</b>
<b>May</b>	<b>2013: \$320,000.00</b>	<b>+10.3%</b>
<b>June</b>	<b>2013: \$320,000.00</b>	<b>0.0%</b>
<b>July</b>	<b>2013: \$325,000.00</b>	<b>+1.6%</b>
<b>Aug</b>	<b>2013: \$318,000.00</b>	<b>-2.2%</b>
<b>Sep</b>	<b>2013: \$330,426.00</b>	<b>+3.9%</b>
<b>Oct</b>	<b>2013: \$320,950.00</b>	<b>-2.9%</b>
<b>Nov</b>	<b>2013: \$317,250.00</b>	<b>-1.1%</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2013</b>	<b>17</b>	<b>161</b>
<b>2012</b>	<b>18</b>	<b>377</b>
<b>Chg.</b>	<b>-5.6%</b>	<b>-57.3%</b>