

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 FEBRUARY 2014

SALES VOLUME UP & VALUE FLAT!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2014 was up 10.3% from February 2013** volume and the **total value of sales was up 4.4%** from the previous year. The **median individual property sale value was down 0.7%** from the previous year. **There was a 55.3% decrease in the volume of mortgage activity from February 2013 levels.**

Year to Date: Volume of Sales is up 6.7%; Total Value of Sales is up 10%; Individual Sales Value is up 7.8%; Mortgage Volume is down 54.2%.

Register Meade reports that there were **354** deeds recorded at the Barnstable Registry of Deeds in **February 2014** with stated sales values above \$50,000.00 representing a stated value of **\$159,588,379.00** 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 **February** was **\$298,000.00**.

There were **751** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$345,779,231.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

By way of comparison, there were **321** deeds recorded at the Barnstable Registry of Deeds in **February 2013** with stated sales values above \$50,000.00 representing a stated value of **\$152,889,249.00** 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 **February** was **\$300,000.00**.

There were **1,417** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$427,430,546.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 2014
AS COMPARED TO THE SAME PERIOD IN 2013.**

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

2014 sales volume: **751**

2013 sales volume: **704**

2014 total sales value: **\$345,779,231.00**

2013 total sales value: **\$314,172,356.00**

2014 **median** sales price: **\$312,500.00**

2013 **median** sales price: **\$290,000.00**

2014 mortgage volume: **1,422**

2013 mortgage volume: **3,105**

2014 total mortgage value: **\$509,989,712.00**

2013 total mortgage value: **\$880,050,221.00**

2014 **median** mortgage amount: **\$225,000.00**

2013 **median** mortgage amount: **\$225,000.00**

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

M/Y	Value	% Differential/prior month
Feb	2013: \$300,000.00	+7.1 %
Mar	2013: \$305,000.00	+1.7%
Apr	2013: \$290,000.00	-4.9%
May	2013: \$320,000.00	+10.3%
June	2013: \$320,000.00	0.0%
July	2013: \$325,000.00	+1.6%
Aug	2013: \$318,000.00	-2.2%
Sep	2013: \$330,426.00	+3.9%
Oct	2013: \$320,950.00	-2.9%
Nov	2013: \$317,250.00	-1.1%
Dec	2013: \$300,000.00	-5.4%
Jan	2014: \$328,000.00	+9.3%
Feb	2014: \$298,000.00	-9.1%

FORECLOSURE DEEDS

	MONTH	YTD
2014	21	32
2013	14	34
Chg.	+50%	-5.9%