

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 2014

SALES VOLUME & VALUE RISE!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in January 2014 was up 3.7% from January 2013** volume and the **total value of sales was up 15.4%** from the previous year. The **median individual property sale value was up 17.1%** from the previous year. **There was a 53.3% decrease in the volume of mortgage activity from January 2013 levels.**

Year to Date: Volume of Sales is up 3.7%; Total Value of Sales is up 15.4%; Individual Sales Value is up 17.1%; Mortgage Volume is down 53.3%.

Register Meade reports that there were **397** deeds recorded at the Barnstable Registry of Deeds in **January 2014** with stated sales values above \$50,000.00 representing a stated value of **\$186,190,852.00** 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 **\$328,000.00**.

There were **788** mortgages recorded with values above \$50,000.00 in **January** with a total value of **\$269,371,977.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

By way of comparison, 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**.

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

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

2014 sales volume: **397**

2013 sales volume: **383**

2014 total sales value: **\$186,190,852.00**

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

2014 **median** sales price: **\$328,000.00**

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

2014 mortgage volume: **788**

2013 mortgage volume: **1,688**

2014 total mortgage value: **\$269,371,977.00**

2013 total mortgage value: **\$452,619,675.00**

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

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

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

M/Y	Value	% Differential/prior month
Jan 2013:	\$280,000.00	-16.2 %
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%

FORECLOSURE DEEDS

	MONTH	YTD
2014	11	11
2013	20	20
Chg.	-45%	-45%