

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 NOVEMBER 2014

SALES VOLUME DOWN & VALUE UP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in November 2014 was down 4.3% from November 2013** volume and the **total value of sales was up 14.2%** from the previous year. The **median individual property sale value was up 2.2%** from the previous year. **There was a 9.5% decrease in the volume of mortgage activity from November 2013 levels.**

Year to Date: Volume of Sales is down 0.9%; Total Value of Sales is up 5.9%; Individual Sales Value is up 2.4%; Mortgage Volume is down 34.9%.

Register Meade reports that there were **488** deeds recorded at the Barnstable Registry of Deeds in **November 2014** with stated sales values above \$50,000.00 representing a stated value of **\$234,757,554.00** 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 **\$324,334.00**.

There were **832** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$310,264,932.00**. The **median** mortgage amount, commercial, residential or other, was **\$243,125.00**.

By way of comparison, 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**.

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

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

2014 sales volume: **6,082**

2013 sales volume: **6,137**

2014 total sales value: **\$2,869,542,358.00**

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

2014 **median** sales price: **\$322,500.00**

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

2014 mortgage volume: **9,777**

2013 mortgage volume: **15,022**

2014 total mortgage value: **\$3,282,308,966.00**

2013 total mortgage value: **\$4,537,187,756.00**

2014 **median** mortgage amount: **\$228,750.00**

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

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

M/Y	Value	% Differential/prior month
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%
Mar	2014: \$297,000.00	-0.34%
Apr	2014: \$310,617.00	+4.6%
May	2014: \$329,000.00	+5.9%
June	2014: \$332,000.00	+0.9%
July	2014: \$305,000.00	-8.1%
Aug	2014: \$343,500.00	+12.6%
Sep	2014: \$329,000.00	-4.2%
Oct	2014: \$325,000.00	-1.2%
Nov	2014: \$324,334.00	-0.2%

FORECLOSURE DEEDS

	MONTH	YTD
2014	13	122
2013	17	161
Chg.	-23.5%	-24.2%