

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 MAY 2013

VOLUME & VALUE RISE.

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2013 was up 9.9% from May 2012** volume and the **total value of sales was up 26%** from the previous year. The **median individual property sale value was up 6.7%** from the previous year. **There was a 3.1% increase in the volume of mortgage activity from May 2012 levels.**

Year to Date: Volume of Sales is down 3.2%; Total Value of Sales is up 1.8%; Individual Sales Value is up 4%; Mortgage Volume is up 2.7%.

Register Meade reports that there were **724** deeds recorded at the Barnstable Registry of Deeds in **May 2013** with stated sales values above \$50,000.00 representing a stated value of **\$364,976,824.00** 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 **May** was **\$320,000.00**.

There were **1,610** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$526,836,668.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,776.00**.

By way of comparison, there were **659** deeds recorded at the Barnstable Registry of Deeds in **May 2012** with stated sales values above \$50,000.00 representing a stated value of **\$289,672,976.00** 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 **May** was **\$300,000.00**.

There were **1,562** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$496,158,642.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,435.00**.

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

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

2013 sales volume: **2,442**

2012 sales volume: **2,524**

2013 total sales value: **\$1,080,166,135.00**

2012 total sales value: **\$1,061,278,161.00**

2013 **median** sales price: **\$301,475.00**

2012 **median** sales price: **\$290,000.00**

2013 mortgage volume: **7,759**

2012 mortgage volume: **7,557**

2013 total mortgage value: **\$2,274,952,781.00**

2012 total mortgage value: **\$2,474,466,258.00**

2013 **median** mortgage amount: **\$226,000.00**

2012 **median** mortgage amount: **\$228,000.00**

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

M/Y	Value	% Differential/prior month
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 %
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%

FORECLOSURE DEEDS

	MONTH	YTD
2013	18	75
2012	44	199
Chg.	-59%	-62%