

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 AUGUST 2014

SALES VOLUME & VALUE RISE!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in August 2014 was up 3.3% from August 2013** volume and the **total value of sales was up 17.9%** from the previous year. The **median individual property sale value was up 8%** from the previous year. **There was a 22.6% decrease in the volume of mortgage activity from August 2013 levels.**

Year to Date: Volume of Sales is down 0.3%; Total Value of Sales is up 6.3%; Individual Sales Value is up 3.2%; Mortgage Volume is down 42%.

Register Meade reports that there were **622** deeds recorded at the Barnstable Registry of Deeds in **August 2014** with stated sales values above \$50,000.00 representing a stated value of **\$288,579,308.00** 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 **August** was **\$343,500.00**.

There were **930** mortgages recorded with values above \$50,000.00 in **August** with a total value of **\$341,943,715.00**. The **median** mortgage amount, commercial, residential or other, was **\$244,500.00**.

By way of comparison, that there were **602** deeds recorded at the Barnstable Registry of Deeds in **August 2013** with stated sales values above \$50,000.00 representing a stated value of **\$244,729,645.00** 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 **August** was **\$318,000.00**.

There were **1,202** mortgages recorded with values above \$50,000.00 in **August** with a total value of **\$390,524,863.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

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

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

2014 sales volume: **4,303**

2013 sales volume: **4,317**

2014 total sales value: **\$2,007,263,261.00**

2013 total sales value: **\$1,888,225,818.00**

2014 **median** sales price: **\$322,000.00**

2013 **median** sales price: **\$312,000.00**

2014 mortgage volume: **6,907**

2013 mortgage volume: **11,903**

2014 total mortgage value: **\$2,343,156,076.00**

2013 total mortgage value: **\$3,556,351,267.00**

2014 **median** mortgage amount: **\$229,0810.00**

2013 **median** mortgage amount: **\$228,000.00**

TRAILING TWELVE MONTHS MEDIAN SALES VALUE:

(Sales values above \$50,000.00)

M/Y	Value	% Differential/prior month
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%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2014	13	97
2013	11	112
Chg.	+18.2%	-13.4%