

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 JULY 2014

SALES VOLUME & VALUE DIP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in July 2014 was down 7.8% from July 2013** volume and the **total value of sales was up 4%** from the previous year. The **median individual property sale value was down 6.2%** from the previous year. **There was a 32.9% decrease in the volume of mortgage activity from July 2013 levels.**

Year to Date: Volume of Sales is down 0.9%; Total Value of Sales is up 4.6%; Individual Sales Value is up 2.6%; Mortgage Volume is down 44.1%.

Register Meade reports that there were **581** deeds recorded at the Barnstable Registry of Deeds in **July 2014** with stated sales values above \$50,000.00 representing a stated value of **\$298,360,330.00** 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 **July** was **\$305,000.00**.

There were **962** mortgages recorded with values above \$50,000.00 in **July** with a total value of **\$311,564,472.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,000.00**.

By way of comparison, that there were **630** deeds recorded at the Barnstable Registry of Deeds in **July 2013** with stated sales values above \$50,000.00 representing a stated value of **\$286,964,969.00** 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 **July** was **\$325,000.00**.

There were **1,434** mortgages recorded with values above \$50,000.00 in **July** with a total value of **\$456,021,095.00**. The **median** mortgage amount, commercial, residential or other, was **\$232,000.00**.

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

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

2014 sales volume: **3,681**

2013 sales volume: **3,715**

2014 total sales value: **\$1,718,683,953.00**

2013 total sales value: **\$1,643,496,173.00**

2014 **median** sales price: **\$319,000.00**

2013 **median** sales price: **\$311,000.00**

2014 mortgage volume: **5,977**

2013 mortgage volume: **10,701**

2014 total mortgage value: **\$2,001,212,360.00**

2013 total mortgage value: **\$3,165,826,404.00**

2014 **median** mortgage amount: **\$226,800.00**

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
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%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2014	10	84
2013	7	101
Chg.	+43%	-16.8%