

COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
P.O. BOX 368
BARNSTABLE, MASSACHUSETTS 02630
Telephone 508-362-7733
Fax 508-362-1917

John F. Meade
Register

David B. Murphy
Assistant Register
Kathleen Grenier
Executive Administrative Assistant

JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF AUGUST 2013

VOLUME DIPS & VALUE RISES!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in August 2013 was down 8.5% from August 2012** volume and the **total value of sales was up down 7.3%** from the previous year. The **median individual property sale value was up 9.6%** from the previous year. **There was a 31.4% decrease in the volume of mortgage activity from August 2012 levels.**

Year to Date: Volume of Sales is down 4.6%; Total Value of Sales is up 0.02%; Individual Sales Value is up 5.8%; Mortgage Volume is down -4.5%.

Register Meade reports 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**.

By way of comparison, there were **658** deeds recorded at the Barnstable Registry of Deeds in **August 2012** with stated sales values above \$50,000.00 representing a stated value of **\$263,892,805.00** 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 2012** was **\$290,034.00**.

There were **1,752** mortgages recorded with values above \$50,000.00 in **August 2012** with a total value of **\$510,308,538.00**. The **median** mortgage amount, commercial, residential or other, was **\$236,000.00**.

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

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

2013 sales volume: **4,317**
2012 sales volume: **4,523**

2013 total sales value: **\$1,888,225,818.00**
2012 total sales value: **\$1,887,727,086.00**

2013 **median** sales price: **\$312,000.00**
2012 **median** sales price: **\$295,000.00**

2013 mortgage volume: **11,903**
2012 mortgage volume: **12,466**

2013 total mortgage value: **\$3,556,351,267.00**
2012 total mortgage value: **\$3,878,476,562.00**

2013 **median** mortgage amount: **\$228,000.00**
2012 **median** mortgage amount: **\$229,625.00**

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

M/Y	Value	% Differential/prior month
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%
June	2013: \$320,000.00	0.0%
July	2013: \$325,000.00	+1.6%
Aug	2013: \$318,000.00	-2.2%

FORECLOSURE DEEDS

	MONTH	YTD
2013	11	112
2012	48	315
Chg.	-77%	-64.4%