

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 APRIL 2014**

**SALES VOLUME DIPS & VALUE RISES!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in April 2014 was down 4.3% from April 2013** volume and the **total value of sales was up 6.8%** from the previous year. The **median individual property sale value was up 7.1%** from the previous year. **There was a 44% decrease in the volume of mortgage activity from April 2013 levels.**

**Year to Date: Volume of Sales is down 1.9%; Total Value of Sales is up 7.5%; Individual Sales Value is up 5.1%; Mortgage Volume is down 50.5%.**

Register Meade reports that there were **535** deeds recorded at the Barnstable Registry of Deeds in **April 2014** with stated sales values above \$50,000.00 representing a stated value of **\$225,487,768.00** 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 **April** was **\$310,617.00**.

There were **881** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$272,011,736.00**. The **median** mortgage amount, commercial, residential or other, was **\$220,000.00**.

By way of comparison, there were **559** deeds recorded at the Barnstable Registry of Deeds in **April 2013** with stated sales values above \$50,000.00 representing a stated value of **\$211,095,430.00** 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 **April** was **\$290,000.00**.

There were **1,574** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$451,201,663.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,637.00**.

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

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

2014 sales volume: **1,686**

2013 sales volume: **1,718**

2014 total sales value: **\$768,640,303.00**

2013 total sales value: **\$715,189,311.00**

2014 **median** sales price: **\$310,000.00**

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

2014 mortgage volume: **3,043**

2013 mortgage volume: **6,149**

2014 total mortgage value: **\$1,042,882,076.00**

2013 total mortgage value: **\$1,748,116,112.00**

2014 **median** mortgage amount: **\$222,300.00**

2013 **median** mortgage amount: **\$225,448.00**

**TRAILING TWELVE MONTHS MEDIAN SALES VALUE:**

**(Sales values above \$50,000.00)**

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>Apr</b>	<b>2013: \$290,000.00</b>	<b>-4.9%</b>
<b>May</b>	<b>2013: \$320,000.00</b>	<b>+10.3%</b>
<b>June</b>	<b>2013: \$320,000.00</b>	<b>0.0%</b>
<b>July</b>	<b>2013: \$325,000.00</b>	<b>+1.6%</b>
<b>Aug</b>	<b>2013: \$318,000.00</b>	<b>-2.2%</b>
<b>Sep</b>	<b>2013: \$330,426.00</b>	<b>+3.9%</b>
<b>Oct</b>	<b>2013: \$320,950.00</b>	<b>-2.9%</b>
<b>Nov</b>	<b>2013: \$317,250.00</b>	<b>-1.1%</b>
<b>Dec</b>	<b>2013: \$300,000.00</b>	<b>-5.4%</b>
<b>Jan</b>	<b>2014: \$328,000.00</b>	<b>+9.3%</b>
<b>Feb</b>	<b>2014: \$298,000.00</b>	<b>-9.1%</b>
<b>Mar</b>	<b>2014: \$297,000.00</b>	<b>-0.34%</b>
<b>Apr</b>	<b>2014: \$310,617.00</b>	<b>+4.6%</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2014</b>	<b>12</b>	<b>53</b>
<b>2013</b>	<b>14</b>	<b>57</b>
<b>Chg.</b>	<b>-14.3%</b>	<b>-7%</b>