

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 MARCH 2014

SALES VOLUME FALLS & VALUE DIPS!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2014 was down 12.1% from March 2013** volume and the **total value of sales was up 4.1%** from the previous year. The **median individual property sale value was down 2.6%** from the previous year. **There was a 49.7% decrease in the volume of mortgage activity from March 2013 levels.**

Year to Date: Volume of Sales is down 0.7%; Total Value of Sales is up 7.7%; Individual Sales Value is up 4%; Mortgage Volume is down 52.7%.

Register Meade reports that there were **400** deeds recorded at the Barnstable Registry of Deeds in **March 2014** with stated sales values above \$50,000.00 representing a stated value of **\$197,373,304.00** 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 **March** was **\$297,000.00**.

There were **740** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$260,880,628.00**. The **median** mortgage amount, commercial, residential or other, was **\$219,963.00**.

By way of comparison, there were **455** deeds recorded at the Barnstable Registry of Deeds in **March 2013** with stated sales values above \$50,000.00 representing a stated value of **\$189,921,525.00** 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 **March** was **\$305,000.00**.

There were **1,470** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$416,864,228.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,650.00**.

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

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

2014 sales volume: **1,151**

2013 sales volume: **1,159**

2014 total sales value: **\$543,152,535.00**

2013 total sales value: **\$504,093,881.00**

2014 **median** sales price: **\$309,000.00**

2013 **median** sales price: **\$298,372.00**

2014 mortgage volume: **2,162**

2013 mortgage volume: **4,575**

2014 total mortgage value: **\$770,870,340.00**

2013 total mortgage value: **\$1,296,914,450.00**

2014 **median** mortgage amount: **\$223,313.00**

2013 **median** mortgage amount: **\$225,400.00**

TRAILING TWELVE MONTHS MEDIAN SALES VALUE:

(Sales values above \$50,000.00)

| M/Y | Value | % Differential/prior month |
|-------------|---------------------------|-----------------------------------|
| 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% |
| 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% |

FORECLOSURE DEEDS

| | MONTH | YTD |
|-------------|--------------|--------------|
| 2014 | 9 | 41 |
| 2013 | 9 | 43 |
| Chg. | 0% | -4.7% |