

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 MAY 2014**

**SALES VOLUME DOWN & VALUE UP!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2014 was down 4.3% from May 2013** volume and the **total value of sales was down 9.9%** from the previous year. The **median individual property sale value was up 2.8%** from the previous year. **There was a 41.2% decrease in the volume of mortgage activity from May 2013 levels.**

**Year to Date: Volume of Sales is down 2.6%; Total Value of Sales is up 1.6%; Individual Sales Value is up 5.1%; Mortgage Volume is down 48.6%.**

Register Meade reports that there were **693** deeds recorded at the Barnstable Registry of Deeds in **May 2014** with stated sales values above \$50,000.00 representing a stated value of **\$328,776,102.00** 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 **May** was **\$329,000.00**.

There were **947** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$291,839,295.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,750.00**.

By way of comparison, there were **724** deeds recorded at the Barnstable Registry of Deeds in **May 2013** with stated sales values above \$50,000.00 representing a stated value of **\$364,976,824.00** 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 **May** was **\$320,000.00**.

There were **1,610** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$526,836,668.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,776.00**.

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

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

2014 sales volume: **2,379**

2013 sales volume: **2,442**

2014 total sales value: **\$1,097,416,406.00**

2013 total sales value: **\$1,080,166,135.00**

2014 **median** sales price: **\$317,000.00**

2013 **median** sales price: **\$301,475.00**

2014 mortgage volume: **3,990**

2013 mortgage volume: **7,759**

2014 total mortgage value: **\$1,334,720,371.00**

2013 total mortgage value: **\$2,274,952,781.00**

2014 **median** mortgage amount: **\$223,675.00**

2013 **median** mortgage amount: **\$226,000.00**

**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>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>
<b>May</b>	<b>2014: \$329,000.00</b>	<b>+5.9%</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2014</b>	<b>8</b>	<b>61</b>
<b>2013</b>	<b>18</b>	<b>75</b>
<b>Chg.</b>	<b>-55.5%</b>	<b>-18.7%</b>