

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 FEBRUARY 2008**

**VOLUME SEES JUMP, VALUE OFF!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2008 was up 12.6% from February 2007** volume and the **total value of sales was up 17.6%** from the previous year. The **median individual property sale value was down 3.3%** from the previous year. **There was a 1.2% decrease in the volume of mortgage activity from February 2007 levels.**

**Year to Date: Volume of Sales is up 0.5%; Total Value of Sales is up 25.7%; Individual Sales Value is down 7.1%; Mortgage Volume is down 17.6%.**

Register Meade reports that there were **410** deeds recorded at the Barnstable Registry of Deeds in **February 2008** with stated sales values above \$50,000.00 representing a stated value of **\$201,343,729.00** 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 January was **\$327,500.00**.

There were **1,470** mortgages recorded with values above \$50,000.00 in January with a total value of **\$512,279,287.00**. The **median** mortgage amount, commercial, residential or other, was **\$250,000.00**.

By way of comparison, in **February 2007**, there were **364** deeds recorded at the Barnstable Registry of Deeds with stated sales values above \$50,000.00 representing a stated value of **\$171,231,276.00** 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 **February** was **\$338,750.00**.

There were **1,488** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$469,092,155.00**. The **median** mortgage amount, commercial, residential or other, was **\$232,250.00**.

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 2008  
AS COMPARED TO THE SAME PERIOD IN 2007.**

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

2008 sales volume: **802**

2007 sales volume: **798**

2008 total sales value: **\$469,187,197.00**

2007 total sales value: **\$373,374,153.00**

2008 **median** sales price: **\$325,000.00**

2007 **median** sales price: **\$350,000.00**

2008 mortgage volume: **2,660**

2007 mortgage volume: **3,230**

2008 total mortgage value: **\$1,087,688,301.00**

2007 total mortgage value: **\$998,582,833.00**

2008 **median** mortgage amount: **\$242,707.00**

2007 **median** mortgage amount: **\$230,700.00**

**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>Feb</b>	<b>2007: \$338,750.00</b>	<b>-3.2%</b>
<b>Mar</b>	<b>2007: \$349,000.00</b>	<b>+3%</b>
<b>Apr</b>	<b>2007: \$340,000.00</b>	<b>-2.6%</b>
<b>May</b>	<b>2007: \$325,000.00</b>	<b>-4.4%</b>
<b>June</b>	<b>2007: \$338,000.00</b>	<b>+4%</b>
<b>July</b>	<b>2007: \$345,500.00</b>	<b>+2.2%</b>
<b>Aug</b>	<b>2007: \$355,000.00</b>	<b>+2.8%</b>
<b>Sep</b>	<b>2007: \$387,500.00</b>	<b>+9.2%</b>
<b>Oct</b>	<b>2007: \$345,000.00</b>	<b>-11%</b>
<b>Nov</b>	<b>2007: \$330,000.00</b>	<b>+4.3%</b>
<b>Dec</b>	<b>2007: \$329,000.00</b>	<b>-0.3%</b>
<b>Jan</b>	<b>2008: \$323,000.00</b>	<b>-1.8 %</b>
<b>Feb</b>	<b>2008: \$327,450.00</b>	<b>+1.4 %</b>