

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 AUGUST 2009

SALES

VOLUME & VALUE DOWN, MORTGAGE VOLUME SOLID!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in August 2009 was down 7.8% from August 2008 volume** and the **total value of sales was down 8%** from the previous year. The **median individual property sale value was down 1.6%** from the previous year. **There was a 28.1% increase in the volume of mortgage activity from August 2008 levels.**

Year to Date: Volume of Sales is down 20.5%; Total Value of Sales is down 33.7%; Individual Sales Value is down 7.1%; Mortgage Volume is up 26.1%.

Register Meade reports that there were **452** deeds recorded at the Barnstable Registry of Deeds in **August 2009** with stated sales values above \$50,000.00 representing a stated value of **\$181,103,856.00** 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 **\$295,150.00**.

There were **1,211** mortgages recorded with values above \$50,000.00 in **August** with a total value of **\$349,308,587.00**. The **median** mortgage amount, commercial, residential or other, was **\$226,000.00**.

By way of comparison, there were **490** deeds recorded at the Barnstable Registry of Deeds in **August 2008** with stated sales values above \$50,000.00 representing a stated value of **\$196,857,756.00** 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 **\$300,000.00**.

There were **975** mortgages recorded with values above \$50,000.00 in **August** with a total value of **\$284,760,785.00**. The **median** mortgage amount, commercial, residential or other, was **\$223,000.00**.

**REAL ESTATE ACTIVITY THROUGH AUGUST 2009
AS COMPARED TO THE SAME PERIOD IN 2008.**

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

2009 sales volume: **3,188**

2008 sales volume: **4,011**

2009 total sales value: **\$1,234,519,162.00**

2008 total sales value: **\$1,860,862,634.00**

2009 **median** sales price: **\$288,000.00**

2008 **median** sales price: **\$310,000.00**

2009 mortgage volume: **13,661**

2008 mortgage volume: **10,833**

2009 total mortgage value: **\$3,869,199,244.00**

2008 total mortgage value: **\$3,543,104,986.00**

2009 **median** mortgage amount: **\$233,000.00**

2008 **median** mortgage amount: **\$227,000.00**

TRAILING TWELVE MONTHS MEDIAN SALES VALUE:

(Sales values above \$50,000.00)

M/Y	Value	% Differential/prior month
Aug	2008: \$300,000.00	+1.7%
Sep	2008: \$310,000.00	+3.3%
Oct	2008: \$312,000.00	+0.6%
Nov	2008: \$297,500.00	-4.6%
Dec	2008: \$290,000.00	-2.5%
Jan	2009: \$275,000.00	-5.2 %
Feb	2009: \$249,900.00	-9.1 %
Mar	2009: \$265,000.00	+6 %
Apr	2009: \$289,750.00	+9.3%
May	2009: \$294,500.00	+1.6%
June	2009: \$305,000.00	+3.6%
July	2009: \$291,000.00	-4.6%
Aug	2009: \$295,150.00	+1.4%

FORECLOSURE DEEDS

	MONTH	YTD
2009	40	316
2008	48	425
Chg.	-16.7%	-25.6%