

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 JUNE 2009

VOLUME DROPS, VALUE EDGES DOWN; FORECLOSURES CONTINUE TO COOL!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in June 2009 was down 20.3% from June 2008** volume and the **total value of sales was down 29.9%** from the previous year. The **median individual property sale value was down 3.5%** from the previous year. **There was a 59.8% increase in the volume of mortgage activity from June 2008 levels.**

Year to Date: Volume of Sales is down 26%; Total Value of Sales is down 41.5%; Individual Sales Value is down 10.4%; Mortgage Volume is up 23.9%.

Register Meade reports that there were **479** deeds recorded at the Barnstable Registry of Deeds in **June 2009** with stated sales values above \$50,000.00 representing a stated value of **\$190,949,921.00** 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 **June** was **\$305,000.00**.

There were **2,097** mortgages recorded with values above \$50,000.00 in **June** with a total value of **\$583,386,584.00**. The **median** mortgage amount, commercial, residential or other, was **\$231,200.00**.

By way of comparison, there were **601** deeds recorded at the Barnstable Registry of Deeds in **June 2008** with stated sales values above \$50,000.00 representing a stated value of **\$272,526,618.00** 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 **June** was **\$315,900.00**.

There were **1,312** mortgages recorded with values above \$50,000.00 in **June** with a total value of **\$378,843,153.00**. The **median** mortgage amount, commercial, residential or other, was **\$218,403.00**.

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

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

2009 sales volume: **2,208**

2008 sales volume: **2,982**

2009 total sales value: **\$849,170,702.00**

2008 total sales value: **\$1,450,798,030.00**

2009 **median** sales price: **\$285,000.00**

2008 **median** sales price: **\$318,000.00**

2009 mortgage volume: **10,820**

2008 mortgage volume: **8,736**

2009 total mortgage value: **\$3,023,303,868.00**

2008 total mortgage value: **\$2,942,971,085.00**

2009 **median** mortgage amount: **\$235,246.00**

2008 **median** mortgage amount: **\$230,000.00**

TRAILING TWELVE MONTHS MEDIAN SALES VALUE:

(Sales values above \$50,000.00)

M/Y	Value	% Differential/prior month
June 2008:	\$315,900.00	+0.13%
July 2008:	\$295,000.00	-6.6%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2009	50	249
2008	59	324
Chg.	-15.3%	-23.1%