

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 APRIL 2010

VOLUME & VALUE SEE GAIN!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in April 2010 was up 49.7% from April 2009** volume and the **total value of sales was up 61.3%** from the previous year. The **median individual property sale value was up 3.5%** from the previous year. **There was a 32.6% decrease in the volume of mortgage activity from April 2009 levels.**

Year to Date: Volume of Sales is up 38%; Total Value of Sales is up 43.2%; Individual Sales Value is up 6%; Mortgage Volume is down 35.8%.

Register Meade reports that there were **509** deeds recorded at the Barnstable Registry of Deeds in **April 2010** with stated sales values above \$50,000.00 representing a stated value of **\$196,075,171.00** 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 **April** was **\$300,000.00**.

There were **1,171** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$332,741,366.00**. The **median** mortgage amount, commercial, residential or other, was **\$223,700.00**.

By way of comparison, there were **340** deeds recorded at the Barnstable Registry of Deeds in **April 2009** with stated sales values above \$50,000.00 representing a stated value of **\$121,550,210.00** 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 **April** was **\$289,750.00**.

There were **1,737** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$476,508,789.00**. The **median** mortgage amount, commercial, residential or other, was **\$240,000.00**.

**REAL ESTATE ACTIVITY THROUGH APRIL 2010
AS COMPARED TO THE SAME PERIOD IN 2009.**

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

2010 sales volume: **1,754**

2009 sales volume: **1,271**

2010 total sales value: **\$690,350,917.00**

2009 total sales value: **\$482,209,434.00**

2010 **median** sales price: **\$286,250.00**

2009 **median** sales price: **\$270,000.00**

2010 mortgage volume: **4,308**

2009 mortgage volume: **6,713**

2010 total mortgage value: **\$1,284,346,283.00**

2009 total mortgage value: **\$1,909,370,359.00**

2010 **median** mortgage amount: **\$225,000.00**

2009 **median** mortgage amount: **\$239,000.00**

**TRAILING TWELVE MONTHS MEDIAN SALES VALUE:
(Sales values above \$50,000.00)**

M/Y	Value	% Differential/prior month
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%
Sep	2009: \$296,300.00	+0.4%
Oct	2009: \$300,000.00	+1.2%
Nov	2009: \$290,000.00	-3.3%
Dec	2009: \$315,000.00	+8.6%
Jan	2010: \$294,000.00	-6.7 %
Feb	2010: \$275,000.00	-6.5 %
Mar	2010: \$271,033.00	-1.4 %
Apr	2010: \$300,000.00	+10.7 %

FORECLOSURE DEEDS

	MONTH	YTD
2010	70	266
2009	36	166
Chg.	+94.4%	+60.2%