

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 2010

VOLUME RISES, VALUE EKES OUT A GAIN!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in June 2010 was up 46% from June 2009** volume and the **total value of sales was up 69.7%** from the previous year. The **median individual property sale value was up 3.3%** from the previous year. **There was a 40.6% decrease in the volume of mortgage activity from June 2009 levels.**

Year to Date: Volume of Sales is up 36.9%; Total Value of Sales is up 50%; Individual Sales Value is up 2.8%; Mortgage Volume is down 38.7%.

Register Meade reports that there were **699** deeds recorded at the Barnstable Registry of Deeds in **June 2010** with stated sales values above \$50,000.00 representing a stated value of **\$324,107,454.00** 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 **\$315,000.00**.

There were **1,246** mortgages recorded with values above \$50,000.00 in **June** with a total value of **\$391,804,906.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

By way of comparison, 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**.

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

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

2010 sales volume: **3,023**

2009 sales volume: **2,208**

2010 total sales value: **\$1,273,695,464.00**

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

2010 **median** sales price: **\$293,000.00**

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

2010 mortgage volume: **6,637**

2009 mortgage volume: **10,820**

2010 total mortgage value: **\$2,015,993,329.00**

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

2010 **median** mortgage amount: **\$222,323.00**

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

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

M/Y	Value	% Differential/prior month
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%
May 2010:	\$285,000.00	-5.0%
June 2010:	\$315,000.00	+10.5%

FORECLOSURE DEEDS (Sales values above \$50,000)

	MONTH	YTD
2010	98	440
2009	50	249
Chg.	+96%	+76.7%