

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 MARCH 2010

VOLUME UP, VALUE SEES GAIN!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2010 was up 34.1% from March 2009** volume and the **total value of sales was up 35.4%** from the previous year. The **median individual property sale value was up 2.3%** from the previous year. **There was a 37.8% decrease in the volume of mortgage activity from March 2009 levels.**

Year to Date: Volume of Sales is up 29.2%; Total Value of Sales is up 33.5%; Individual Sales Value is up 5.7%; Mortgage Volume is down 36.9%.

Register Meade reports that there were **511** deeds recorded at the Barnstable Registry of Deeds in **March 2010** with stated sales values above \$50,000.00 representing a stated value of **\$184,385,163.00** 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 **March** was **\$271,033.00**.

There were **1,162** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$338,560,463.00**. The **median** mortgage amount, commercial, residential or other, was **\$211,001.00**.

By way of comparison, there were **381** deeds recorded at the Barnstable Registry of Deeds in **March 2009** with stated sales values above \$50,000.00 representing a stated value of **\$136,189,326.00** 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 **March** was **\$265,000.00**.

There were **1,868** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$508,402,021.00**. The **median** mortgage amount, commercial, residential or other, was **\$226,698.00**.

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

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

2010 sales volume: **1,203**

2009 sales volume: **931**

2010 total sales value: **\$481,414,344.00**

2009 total sales value: **\$360,659,224.00**

2010 **median** sales price: **\$280,000.00**

2009 **median** sales price: **\$265,000.00**

2010 mortgage volume: **3,137**

2009 mortgage volume: **4,976**

2010 total mortgage value: **\$951,604,916.00**

2009 total mortgage value: **\$1,432,861,570.00**

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

2009 **median** mortgage amount: **\$238,950.00**

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

| M/Y | Value | % Differential/prior month |
|-------------|---------------------------|-----------------------------------|
| 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% |
| 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 % |

FORECLOSURE DEEDS

| | MONTH | YTD |
|-------------|---------------|---------------|
| 2010 | 79 | 196 |
| 2009 | 48 | 130 |
| Chg. | +64.6% | +50.8% |