

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 MAY 2010

VOLUME RISES, VALUE DIPS!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2010 was up 24.5% from May 2009 volume** and the **total value of sales was up 47.3%** from the previous year. The **median individual property sale value was down 3.2%** from the previous year. **There was a 46.1% decrease in the volume of mortgage activity from May 2009 levels.**

Year to Date: Volume of Sales is up 34.4%; Total Value of Sales is up 44.3%; Individual Sales Value is up 3.6%; Mortgage Volume is down 38.2%.

Register Meade reports that there were **570** deeds recorded at the Barnstable Registry of Deeds in **May 2010** with stated sales values above \$50,000.00 representing a stated value of **\$259,237,094.00** 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 **May** was **\$285,000.00**.

There were **1,083** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$339,842,141.00**. The **median** mortgage amount, commercial, residential or other, was **\$208,800.00**.

By way of comparison, there were **458** deeds recorded at the Barnstable Registry of Deeds in **May 2009** with stated sales values above \$50,000.00 representing a stated value of **\$176,011,347.00** 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 **May** was **\$294,500.00**.

There were **2010** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$530,546,924.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,980.00**.

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

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

2010 sales volume: **2,324**

2009 sales volume: **1,729**

2010 total sales value: **\$949,588,011.00**

2009 total sales value: **\$658,220,780.00**

2010 **median** sales price: **\$285,000.00**

2009 **median** sales price: **\$275,000.00**

2010 mortgage volume: **5,391**

2009 mortgage volume: **8,723**

2010 total mortgage value: **\$1,624,188,423.00**

2009 total mortgage value: **\$2,439,917,283.00**

2010 **median** mortgage amount: **\$221,000.00**

2009 **median** mortgage amount: **\$237,000.00**

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

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

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

	MONTH	YTD
2010	76	342
2009	33	199
Chg.	+130.3%	+71.8%