

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 DECEMBER 2008

YEAR CLOSES ON A DOWN NOTE!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in December 2008 was down 10.5% from December 2007** volume and the **total value of sales was down 17%** from the previous year. The **median individual property sale value was down 11.9%** from the previous year. **There was a 23% decrease in the volume of mortgage activity from December 2007 levels.**

Year to Date: Volume of Sales is down 8%; Total Value of Sales is down 19.8%; Individual Sales Value is down 10.1%; Mortgage Volume is down 20.8%.

Register Meade reports that there were **383** deeds recorded at the Barnstable Registry of Deeds in **December 2008** with stated sales values above \$50,000.00 representing a stated value of **\$198,963,809.00** 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 **December** was **\$290,000.00**.

There were **1,006** mortgages recorded with values above \$50,000.00 in **December** with a total value of **\$381,845,441.00**. The **median** mortgage amount, commercial, residential or other, was **\$220,050.00**.

By way of comparison, there were **428** deeds recorded at the Barnstable Registry of Deeds in **December 2007** with stated sales values above \$50,000.00 representing a stated value of **\$239,749,268.00** 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 **December** was **\$329,000.00**.

There were **1,307** mortgages recorded with values above \$50,000.00 in **December** with a total value of **\$415,954,237.00**. The **median** mortgage amount, commercial, residential or other, was **\$240,000.00**.

**REAL ESTATE ACTIVITY THROUGH DECEMBER 2008
AS COMPARED TO THE SAME PERIOD IN 2007.**

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

2008 sales volume: **5,791**

2007 sales volume: **6,292**

2008 total sales value: **\$2,682,701,516.00**

2007 total sales value: **\$3,345,456,593.00**

2008 **median** sales price: **\$310,000.00**

2007 **median** sales price: **\$345,000.00**

2008 mortgage volume: **14,533**

2007 mortgage volume: **18,351**

2008 total mortgage value: **\$4,809,113,442.00**

2007 total mortgage value: **\$5,777,489,506.00**

2008 **median** mortgage amount: **\$225,000.00**

2007 **median** mortgage amount: **\$227,210.00**

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

M/Y	Value	% Differential/prior month
Dec	2007: \$329,000.00	-0.3%
Jan	2008: \$323,000.00	-1.8 %
Feb	2008: \$327,450.00	+1.4 %
Mar	2008: \$310,000.00	-5.3%
Apr	2008: \$315,000.00	+1.6%
May	2008: \$315,501.00	+0.16%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2008	39	599
2007	37	348
Chg.	+ 5.4%	+72%