

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 NOVEMBER 2008**

**VOLUME DROPS, VALUE DIPS!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in November 2008 was down 34.4% from November 2007** volume and the **total value of sales was down 50.3%** from the previous year. The **median individual property sale value was down 9.8%** from the previous year. **There was a 47% decrease in the volume of mortgage activity from November 2007 levels.**

**Year to Date: Volume of Sales is down 7.8%; Total Value of Sales is down 20%; Individual Sales Value is down 10.1%; Mortgage Volume is down 20.6%.**

Register Meade reports that there were **321** deeds recorded at the Barnstable Registry of Deeds in **November 2008** with stated sales values above \$50,000.00 representing a stated value of **\$122,301,430.00** 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 **November** was **\$297,500.00**.

There were **671** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$201,241,748.00**. The **median** mortgage amount, commercial, residential or other, was **\$217,000.00**.

By way of comparison, there were **489** deeds recorded at the Barnstable Registry of Deeds in **November 2007** with stated sales values above \$50,000.00 representing a stated value of **\$246,209,893.00** 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 **November** was **\$330,000.00**.

There were **1,268** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$488,764,579.00**. The **median** mortgage amount, commercial, residential or other, was **\$219,750.00**.

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

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

2008 sales volume: **5,408**  
2007 sales volume: **5,864**

2008 total sales value: **\$2,483,737,707.00**  
2007 total sales value: **\$3,105,707,324.00**

2008 **median** sales price: **\$310,000.00**  
2007 **median** sales price: **\$345,000.00**

2008 mortgage volume: **13,527**  
2007 mortgage volume: **17,044**

2008 total mortgage value: **\$4,427,268,001.00**  
2007 total mortgage value: **\$5,361,353,269.00**

2008 **median** mortgage amount: **\$225,000.00**  
2007 **median** mortgage amount: **\$225,000.00**

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

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>Nov 2007:</b>	<b>\$330,000.00</b>	<b>+4.3%</b>
<b>Dec 2007:</b>	<b>\$329,000.00</b>	<b>-0.3%</b>
<b>Jan 2008:</b>	<b>\$323,000.00</b>	<b>-1.8 %</b>
<b>Feb 2008:</b>	<b>\$327,450.00</b>	<b>+1.4 %</b>
<b>Mar 2008:</b>	<b>\$310,000.00</b>	<b>-5.3%</b>
<b>Apr 2008:</b>	<b>\$315,000.00</b>	<b>+1.6%</b>
<b>May 2008:</b>	<b>\$315,501.00</b>	<b>+0.16%</b>
<b>June 2008:</b>	<b>\$315,900.00</b>	<b>+0.13%</b>
<b>July 2008:</b>	<b>\$295,000.00</b>	<b>-6.6%</b>
<b>Aug 2008:</b>	<b>\$300,000.00</b>	<b>+1.7%</b>
<b>Sep 2008:</b>	<b>\$310,000.00</b>	<b>+3.3%</b>
<b>Oct 2008:</b>	<b>\$312,000.00</b>	<b>+0.6%</b>
<b>Nov 2008:</b>	<b>\$297,500.00</b>	<b>-4.6%</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2008</b>	<b>37</b>	<b>560</b>
<b>2007</b>	<b>35</b>	<b>311</b>
<b>Chg.</b>	<b>+ 5.6%</b>	<b>+80%</b>