

COMMONWEALTH OF MASSACHUSETTS  
BARNSTABLE COUNTY REGISTRY OF DEEDS  
P.O. BOX 368  
BARNSTABLE, MASSACHUSETTS 02630  
Telephone 508-362-7733  
Fax 508-362-1917

John F. Meade  
Register

David B. Murphy  
Assistant Register  
Kathleen Grenier  
Executive Administrative Assistant

**JOHN F. MEADE, REGISTER OF DEEDS**

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF FEBRUARY 2009**

**VOLUME & VALUE DROP; MORTGAGES SEE JUMP!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2009 was down 21.8% from February 2008 volume** and the **total value of sales was down 28.4%** from the previous year. The **median individual property sale value was down 24.3%** from the previous year. **There was a 28.4% increase in the volume of mortgage activity from February 2008 levels.**

**Year to Date: Volume of Sales is down 24.9%; Total Value of Sales is down 47.3%; Individual Sales Value is down 19.7%; Mortgage Volume is up 24.4%.**

Register Meade reports that there were **266** deeds recorded at the Barnstable Registry of Deeds in **February 2009** with stated sales values above \$50,000.00 representing a stated value of **\$113,314,798.00** 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 **February** was **\$249,900.00**.

There were **1,684** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$458,531,934.00**. The **median** mortgage amount, commercial, residential or other, was **\$240,000.00**.

By way of comparison, in **February 2008**, there were **340** deeds recorded at the Barnstable Registry of Deeds with stated sales values above \$50,000.00 representing a stated value of **\$158,161,316.00** 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 **February** was **\$329,950.00**.

There were **1,312** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$455,871,657.00**. The **median** mortgage amount, commercial, residential or other, was **\$247,825.00**.

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 2009  
AS COMPARED TO THE SAME PERIOD IN 2008.**

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

2009 sales volume: **550**

2008 sales volume: **732**

2009 total sales value: **\$224,469,898.00**

2008 total sales value: **\$426,004,784.00**

2009 **median** sales price: **\$261,000.00**

2008 **median** sales price: **\$325,000.00**

2009 mortgage volume: **3,108**

2008 mortgage volume: **2,499**

2009 total mortgage value: **\$924,459,549.00**

2008 total mortgage value: **\$1,029,322,301.00**

2009 **median** mortgage amount: **\$243,350.00**

2008 **median** mortgage amount: **\$240,093.00**

**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>Feb</b>	<b>2008: \$329,950.00</b>	<b>+1.4 %</b>
<b>Mar</b>	<b>2008: \$310,000.00</b>	<b>-6.0%</b>
<b>Apr</b>	<b>2008: \$315,000.00</b>	<b>+1.6%</b>
<b>May</b>	<b>2008: \$315,501.00</b>	<b>+0.16%</b>
<b>June</b>	<b>2008: \$315,900.00</b>	<b>+0.13%</b>
<b>July</b>	<b>2008: \$295,000.00</b>	<b>-6.6%</b>
<b>Aug</b>	<b>2008: \$300,000.00</b>	<b>+1.7%</b>
<b>Sep</b>	<b>2008: \$310,000.00</b>	<b>+3.3%</b>
<b>Oct</b>	<b>2008: \$312,000.00</b>	<b>+0.6%</b>
<b>Nov</b>	<b>2008: \$297,500.00</b>	<b>-4.6%</b>
<b>Dec</b>	<b>2008: \$290,000.00</b>	<b>-2.5%</b>
<b>Jan</b>	<b>2009: \$275,000.00</b>	<b>-5.2 %</b>
<b>Feb</b>	<b>2009: \$249,900.00</b>	<b>-9.1 %</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2009</b>	<b>41</b>	<b>82</b>
<b>2008</b>	<b>38</b>	<b>83</b>
<b>Chg.</b>	<b>+7.9%</b>	<b>-1.2%</b>