

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 JULY 2009

SALES VOLUME & VALUE EDGE DOWN, MORTGAGE VOLUME JUMPS!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in July 2009 was down 2% from July 2008** volume and the **total value of sales was down 4.2%** from the previous year. The **median individual property sale value was down 1.4%** from the previous year. **There was a 45.3% increase in the volume of mortgage activity from July 2008 levels.**

Year to Date: Volume of Sales is down 22.3%; Total Value of Sales is down 36.7%; Individual Sales Value is down 8.7%; Mortgage Volume is up 26.3%.

Register Meade reports that there were **528** deeds recorded at the Barnstable Registry of Deeds in **July 2009** with stated sales values above \$50,000.00 representing a stated value of **\$204,244,604.00** 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 **July** was **\$291,000.00**.

There were **1,630** mortgages recorded with values above \$50,000.00 in **July** with a total value of **\$496,586,789.00**. The **median** mortgage amount, commercial, residential or other, was **\$228,000.00**.

By way of comparison, there were **539** deeds recorded at the Barnstable Registry of Deeds in **July 2008** with stated sales values above \$50,000.00 representing a stated value of **\$213,206,848.00** 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 **July** was **\$295,000.00**.

There were **1,122** mortgages recorded with values above \$50,000.00 in **July** with a total value of **\$315,373,115.00**. The **median** mortgage amount, commercial, residential or other, was **\$200,000.00**.

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

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

2009 sales volume: **2,736**

2008 sales volume: **3,521**

2009 total sales value: **\$1,053,415,306.00**

2008 total sales value: **\$1,664,004,878.00**

2009 **median** sales price: **\$287,000.00**

2008 **median** sales price: **\$314,450.00**

2009 mortgage volume: **12,450**

2008 mortgage volume: **9,858**

2009 total mortgage value: **\$3,519,890,657.00**

2008 total mortgage value: **\$3,258,344,200.00**

2009 **median** mortgage amount: **\$234,500.00**

2008 **median** mortgage amount: **\$227,556.00**

TRAILING TWELVE MONTHS MEDIAN SALES VALUE:

(Sales values above \$50,000.00)

M/Y	Value	% Differential/prior month
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%
Jan	2009: \$275,000.00	-5.2 %
Feb	2009: \$249,900.00	-9.1 %
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%

FORECLOSURE DEEDS

	MONTH	YTD
2009	27	276
2008	53	377
Chg.	-49%	-26.8%