

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 MARCH 2009

VOLUME & VALUE CONTINUE TO DROP; FORECLOSURES DIP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2009 was down 16.8% from March 2008** volume and the **total value of sales was down 34.5%** from the previous year. The **median individual property sale value was down 14.5%** from the previous year. **There was a 12.2% increase in the volume of mortgage activity from March 2008 levels.**

Year to Date: Volume of Sales is down 26.1%; Total Value of Sales is down 46.7%; Individual Sales Value is down 17.2%; Mortgage Volume is up 15.1%.

Register Meade reports that there were **381** deeds recorded at the Barnstable Registry of Deeds in **March 2009** with stated sales values above \$50,000.00 representing a stated value of **\$136,189,326.00** 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 **March** was **\$265,000.00**.

There were **1,868** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$508,402,021.00**. The **median** mortgage amount, commercial, residential or other, was **\$226,698.00**.

By way of comparison, there were **458** deeds recorded at the Barnstable Registry of Deeds in **March 2008** with stated sales values above \$50,000.00 representing a stated value of **\$208,008,745.00** 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 **March** was **\$310,000.00**.

There were **1,665** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$518,545,241.00**. The **median** mortgage amount, commercial, residential or other, was **\$231,000.00**.

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

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

2009 sales volume: **931**

2008 sales volume: **1,260**

2009 total sales value: **\$360,659,224.00**

2008 total sales value: **\$677,195,942.00**

2009 **median** sales price: **\$265,000.00**

2008 **median** sales price: **\$320,000.00**

2009 mortgage volume: **4,976**

2008 mortgage volume: **4,322**

2009 total mortgage value: **\$1,432,861,570.00**

2008 total mortgage value: **\$1,604,275,172.00**

2009 **median** mortgage amount: **\$238,950.00**

2008 **median** mortgage amount: **\$240,000.00**

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

M/Y	Value	% Differential/prior month
Mar	2008: \$310,000.00	-6.0%
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%
Jan	2009: \$275,000.00	-5.2 %
Feb	2009: \$249,900.00	-9.1 %
Mar	2009: \$265,000.00	+6 %

FORECLOSURE DEEDS

	MONTH	YTD
2009	48	130
2008	50	134
Chg.	-4%	-3%