

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 2009

FALSE POSITIVE? NOVEMBER '09 LOOKS GREAT COMPARED TO '08!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in November 2009 was up 46.4% from November 2008** volume and the **total value of sales was up 56%** from the previous year. The **median individual property sale value was down 2.4%** from the previous year. **There was a 127% increase in the volume of mortgage activity from November 2008 levels.**

Year to Date: Volume of Sales is down 12.8%; Total Value of Sales is down 24.8%; Individual Sales Value is down 6.5%; Mortgage Volume is up 27%.

Register Meade reports that there were **470** deeds recorded at the Barnstable Registry of Deeds in **November 2009** with stated sales values above \$50,000.00 representing a stated value of **\$190,763,445.00** 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 **\$290,000.00**.

There were **1,251** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$381,116,196.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,500.00**.

By way of comparison, 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**.

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

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

2009 sales volume: **4,717**

2008 sales volume: **5,408**

2009 total sales value: **\$1,867,056,573.00**

2008 total sales value: **\$2,483,737,707.00**

2009 **median** sales price: **\$290,000.00**

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

2009 mortgage volume: **17,208**

2008 mortgage volume: **13,527**

2009 total mortgage value: **\$4,950,897,387.00**

2008 total mortgage value: **\$4,427,268,001.00**

2009 **median** mortgage amount: **\$232,000.00**

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

TRAILING TWELVE MONTHS *MEDIAN* SALES VALUE:

(Sales values above \$50,000.00)

M/Y	Value	% Differential/prior month
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%
Aug	2009: \$295,150.00	+1.4%
Sep	2009: \$296,300.00	+0.4%
Oct	2009: \$300,000.00	+1.2%
Nov	2009: \$290,000.00	-3.3%

FORECLOSURE DEEDS

	MONTH	YTD
2009	40	432
2008	37	560
Chg.	+8.1%	-22.9%