

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 SEPTEMBER 2009

SALES VOLUME & VALUE CONTINUE TO SLIP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in September 2009 was down 7.9% from September 2008 volume** and the **total value of sales was down 8.6%** from the previous year. The **median individual property sale value was down 4.4%** from the previous year. **There was a 15.5% increase in the volume of mortgage activity from September 2008 levels.**

Year to Date: Volume of Sales is down 19%; Total Value of Sales is down 30.9%; Individual Sales Value is down 6.5%; Mortgage Volume is up 25.2%.

Register Meade reports that there were **480** deeds recorded at the Barnstable Registry of Deeds in **September 2009** with stated sales values above \$50,000.00 representing a stated value of **\$214,361,459.00** 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 **September** was **\$296,300.00**.

There were **1,110** mortgages recorded with values above \$50,000.00 in **September** with a total value of **\$370,105,199.00**. The **median** mortgage amount, commercial, residential or other, was **\$229,000.00**.

By way of comparison, that there were **521** deeds recorded at the Barnstable Registry of Deeds in **September 2008** with stated sales values above \$50,000.00 representing a stated value of **\$234,658,912.00** 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 **September** was **\$310,000.00**.

There were **961** mortgages recorded with values above \$50,000.00 in **September** with a total value of **\$327,199,918.00**. The **median** mortgage amount, commercial, residential or other, was **\$216,000.00**.

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

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

2009 sales volume: **3,668**

2008 sales volume: **4,532**

2009 total sales value: **\$1,448,880,622.00**

2008 total sales value: **\$2,095,521,546.00**

2009 **median** sales price: **\$289,950.00**

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

2009 mortgage volume: **14,771**

2008 mortgage volume: **11,794**

2009 total mortgage value: **\$4,239,304,443.00**

2008 total mortgage value: **\$3,870,304,904.00**

2009 **median** mortgage amount: **\$233,000.00**

2008 **median** mortgage amount: **\$225,925.00**

TRAILING TWELVE MONTHS MEDIAN SALES VALUE:

(Sales values above \$50,000.00)

M/Y	Value	% Differential/prior month
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%
Aug 2009:	\$295,150.00	+1.4%
Sep 2009:	\$296,300.00	+0.4%

FORECLOSURE DEEDS

	MONTH	YTD
2009	29	345
2008	45	470
Chg.	-35.6%	-26.6%