

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 2010**

**VOLUME & VALUE SEE SOLID INCREASE!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2010 was up 31.2% from February 2009** volume and the **total value of sales was up 46.1%** from the previous year. The **median individual property sale value was up 10%** from the previous year. **There was a 47.9% decrease in the volume of mortgage activity from February 2009 levels.**

**Year to Date: Volume of Sales is up 25.8%; Total Value of Sales is up 32.3%; Individual Sales Value is up 9.8%; Mortgage Volume is down 36.5%.**

Register Meade reports that there were **349** deeds recorded at the Barnstable Registry of Deeds in **February 2010** with stated sales values above \$50,000.00 representing a stated value of **\$165,572,022.00** 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 **\$275,000.00**.

There were **878** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$265,836,968.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

By way of comparison, 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**.

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 2010  
AS COMPARED TO THE SAME PERIOD IN 2009.**

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

2010 sales volume: **692**

2009 sales volume: **550**

2010 total sales value: **\$297,029,181.00**

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

2010 **median** sales price: **\$286,500.00**

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

2010 mortgage volume: **1,975**

2009 mortgage volume: **3,108**

2010 total mortgage value: **\$613,044,453.00**

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

2010 **median** mortgage amount: **\$230,000.00**

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

**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 2009:</b>	<b>\$249,900.00</b>	<b>-9.1 %</b>
<b>Mar 2009:</b>	<b>\$265,000.00</b>	<b>+6 %</b>
<b>Apr 2009:</b>	<b>\$289,750.00</b>	<b>+9.3%</b>
<b>May 2009:</b>	<b>\$294,500.00</b>	<b>+1.6%</b>
<b>June 2009:</b>	<b>\$305,000.00</b>	<b>+3.6%</b>
<b>July 2009:</b>	<b>\$291,000.00</b>	<b>-4.6%</b>
<b>Aug 2009:</b>	<b>\$295,150.00</b>	<b>+1.4%</b>
<b>Sep 2009:</b>	<b>\$296,300.00</b>	<b>+0.4%</b>
<b>Oct 2009:</b>	<b>\$300,000.00</b>	<b>+1.2%</b>
<b>Nov 2009:</b>	<b>\$290,000.00</b>	<b>-3.3%</b>
<b>Dec 2009:</b>	<b>\$315,000.00</b>	<b>+8.6%</b>
<b>Jan 2010:</b>	<b>\$294,000.00</b>	<b>-6.7 %</b>
<b>Feb 2010:</b>	<b>\$275,000.00</b>	<b>-6.5 %</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2010</b>	<b>57</b>	<b>117</b>
<b>2009</b>	<b>41</b>	<b>82</b>
<b>Chg.</b>	<b>+39%</b>	<b>+42.7%</b>