

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 OCTOBER 2008

VOLUME UP, VALUE OFF AGAIN!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2008 was up 5.3% from October 2007** volume and the **total value of sales was down 9.3%** from the previous year. The **median individual property sale value was down 9.6%** from the previous year. **There was a 23% decrease in the volume of mortgage activity from October 2007 levels.**

Year to Date: Volume of Sales is down 5.4%; Total Value of Sales is down 17.4%; Individual Sales Value is down 10.6%; Mortgage Volume is down 18.5%.

Register Meade reports that there were **555** deeds recorded at the Barnstable Registry of Deeds in **October 2008** with stated sales values above \$50,000.00 representing a stated value of **\$265,914,731.00** 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 **October** was **\$312,000.00**.

There were **1,062** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$355,721,350.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,241.00**.

By way of comparison, there were **527** deeds recorded at the Barnstable Registry of Deeds in **October 2007** with stated sales values above \$50,000.00 representing a stated value of **\$293,233,435.00** 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 **October** was **\$345,000.00**.

There were **1,379** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$471,928,619.00**. The **median** mortgage amount, commercial, residential or other, was **\$231,611.00**.

**REAL ESTATE ACTIVITY THROUGH OCTOBER 2008
AS COMPARED TO THE SAME PERIOD IN 2007.**

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

2008 sales volume: **5,087**

2007 sales volume: **5,375**

2008 total sales value: **\$2,361,436,277.00**

2007 total sales value: **\$2,859,497,432.00**

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

2007 **median** sales price: **\$346,900.00**

2008 mortgage volume: **12,856**

2007 mortgage volume: **15,776**

2008 total mortgage value: **\$4,226,026,253.00**

2007 total mortgage value: **\$4,872,588,690.00**

2008 **median** mortgage amount: **\$226,000.00**

2007 **median** mortgage amount: **\$226,000.00**

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

M/Y	Value	% Differential/prior month
Oct 2007:	\$345,000.00	-11%
Nov 2007:	\$330,000.00	+4.3%
Dec 2007:	\$329,000.00	-0.3%
Jan 2008:	\$323,000.00	-1.8 %
Feb 2008:	\$327,450.00	+1.4 %
Mar 2008:	\$310,000.00	-5.3%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2008	53	523
2007	39	276
Chg.	+ 36%	+89.5%