

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 2008

VOLUME UP, VALUE DROPS!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in September 2008 was up 6.5% from September 2007** volume and the **total value of sales was down 11.7%** from the previous year. The **median individual property sale value was down 20%** from the previous year. **There was a 19.9% decrease in the volume of mortgage activity from September 2007 levels.**

Year to Date: Volume of Sales is down 6.5%; Total Value of Sales is down 18.3%; Individual Sales Value is down 10.7%; Mortgage Volume is down 18.1%.

Register Meade reports 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**.

By way of comparison, there were **489** deeds recorded at the Barnstable Registry of Deeds in **September 2007** with stated sales values above \$50,000.00 representing a stated value of **\$265,615,380.00** 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 **\$387,500.00**.

There were **1,200** mortgages recorded with values above \$50,000.00 in **September** with a total value of **\$379,604,778.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

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

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

2008 sales volume: **4,532**

2007 sales volume: **4,848**

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

2007 total sales value: **\$2,566,263,997.00**

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

2007 **median** sales price: **\$347,250.00**

2008 mortgage volume: **11,794**

2007 mortgage volume: **14,386**

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

2007 total mortgage value: **\$4,400,660,071.00**

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

2007 **median** mortgage amount: **\$225,000.00**

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

M/Y	Value	% Differential/prior month
Sep	2007: \$387,500.00	+9.2%
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%

FORCLOSURE DEEDS

	MONTH	YTD
2008	45	470
2007	28	237
Chg.	+ 60.7%	+98.3%