

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 JANUARY 2009**

**VOLUME & VALUE DROP; MORTGAGES SEE JUMP!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in January 2009 was down 27.6% from January 2008** volume and the **total value of sales was down 58.5%** from the previous year. The **median individual property sale value was down 14.9%** from the previous year. **There was a 20% decrease in the volume of mortgage activity from January 2008 levels.**

**Year to Date: Volume of Sales is down 27.6%; Total Value of Sales is down 58.5%; Individual Sales Value is down 14.9%; Mortgage Volume is up 20%.**

Register Meade reports that there were **284** deeds recorded at the Barnstable Registry of Deeds in **January 2009** with stated sales values above \$50,000.00 representing a stated value of **\$111,155,100.00** 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 January was **\$275,000.00**.

There were **1,424** mortgages recorded with values above \$50,000.00 in January with a total value of **\$465,927,615.00**. The **median** mortgage amount, commercial, residential or other, was **\$248,600.00**.

By way of comparison, in **January 2008**, there were **392** deeds recorded at the Barnstable Registry of Deeds with stated sales values above \$50,000.00 representing a stated value of **\$267,843,468.00** 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 **January** was **\$323,000.00**.

There were **1,187** mortgages recorded with values above \$50,000.00 in **January** with a total value of **\$573,450,644.00**. The **median** mortgage amount, commercial, residential or other, was **\$235,200.00**.

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

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

2009 sales volume: **284**

2008 sales volume: **392**

2009 total sales value: **\$111,155,100.00**

2008 total sales value: **\$267,843,468.00**

2009 **median** sales price: **\$275,000.00**

2008 **median** sales price: **\$323,000.00**

2009 mortgage volume: **1,424**

2008 mortgage volume: **1,187**

2009 total mortgage value: **\$465,927,615.00**

2008 total mortgage value: **\$573,450,644.00**

2009 **median** mortgage amount: **\$248,600.00**

2008 **median** mortgage amount: **\$235,200.00**

**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>Jan</b>	<b>2008: \$323,000.00</b>	<b>-1.8 %</b>
<b>Feb</b>	<b>2008: \$327,450.00</b>	<b>+1.4 %</b>
<b>Mar</b>	<b>2008: \$310,000.00</b>	<b>-5.3%</b>
<b>Apr</b>	<b>2008: \$315,000.00</b>	<b>+1.6%</b>
<b>May</b>	<b>2008: \$315,501.00</b>	<b>+0.16%</b>
<b>June</b>	<b>2008: \$315,900.00</b>	<b>+0.13%</b>
<b>July</b>	<b>2008: \$295,000.00</b>	<b>-6.6%</b>
<b>Aug</b>	<b>2008: \$300,000.00</b>	<b>+1.7%</b>
<b>Sep</b>	<b>2008: \$310,000.00</b>	<b>+3.3%</b>
<b>Oct</b>	<b>2008: \$312,000.00</b>	<b>+0.6%</b>
<b>Nov</b>	<b>2008: \$297,500.00</b>	<b>-4.6%</b>
<b>Dec</b>	<b>2008: \$290,000.00</b>	<b>-2.5%</b>
<b>Jan</b>	<b>2009: \$275,000.00</b>	<b>-5.2 %</b>

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2009</b>	<b>41</b>	<b>41</b>
<b>2008</b>	<b>46</b>	<b>46</b>
<b>Chg.</b>	<b>-10.9%</b>	<b>-10.9</b>
<b>%</b>		