

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 MAY 2009

VOLUME, VALUE & FORECLOSURES ALL DROP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2009 was down 24.9% from May 2008** volume and the **total value of sales was down 38.5%** from the previous year. The **median individual property sale value was down 6.7%** from the previous year. **There was a 34.8% increase in the volume of mortgage activity from May 2008 levels.**

Year to Date: Volume of Sales is down 27.4%; Total Value of Sales is down 44.1%; Individual Sales Value is down 13.8%; Mortgage Volume is up 17.5%.

Register Meade reports that there were **458** deeds recorded at the Barnstable Registry of Deeds in **May 2009** with stated sales values above \$50,000.00 representing a stated value of **\$176,011,347.00** 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 **May** was **\$294,500.00**.

There were **2010** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$530,546,924.00**. The **median** mortgage amount, commercial, residential or other, was **\$230,980.00**.

By way of comparison, there were **610** deeds recorded at the Barnstable Registry of Deeds in **May 2008** with stated sales values above \$50,000.00 representing a stated value of **\$286,236,467.00** 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 **May** was **\$315,501.00**.

There were **1,490** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$452,316,439.00**. The **median** mortgage amount, commercial, residential or other, was **\$220,000.00**.

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

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

2009 sales volume: **1,729**

2008 sales volume: **2,381**

2009 total sales value: **\$658,220,780.00**

2008 total sales value: **\$1,178,271,412.00**

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

2008 **median** sales price: **\$319,000.00**

2009 mortgage volume: **8,723**

2008 mortgage volume: **7,424**

2009 total mortgage value: **\$2,439,917,283.00**

2008 total mortgage value: **\$2,564,127,932.00**

2009 **median** mortgage amount: **\$237,000.00**

2008 **median** mortgage amount: **\$233,200.00**

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

M/Y	Value	% Differential/prior month
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%
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%

FORECLOSURE DEEDS

	MONTH	YTD
2009	33	199
2008	71	265
Chg.	-53.4	-24.9%