

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 OCTBER 2009**

**SALES VOLUME UP & VALUE DOWN!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2009 was up 4.3% from October 2008** volume and the **total value of sales was down 14.5%** from the previous year. The **median individual property sale value was down 3.8%** from the previous year. **There was an 11.7% increase in the volume of mortgage activity from October 2008 levels.**

**Year to Date: Volume of Sales is down 16.5%; Total Value of Sales is down 29%; Individual Sales Value is down 6.5%; Mortgage Volume is up 24%.**

Register Meade reports that there were **579** deeds recorded at the Barnstable Registry of Deeds in **October 2009** with stated sales values above \$50,000.00 representing a stated value of **\$227,412,507.00** 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 **\$300,000.00**.

There were **1,186** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$330,476,748.00**. The **median** mortgage amount, commercial, residential or other, was **\$226,839.00**.

By way of comparison, 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**.

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

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

2009 sales volume: **4,247**

2008 sales volume: **5,087**

2009 total sales value: **\$1,676,293,128.00**

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

2009 **median** sales price: **\$290,000.00**

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

2009 mortgage volume: **15,957**

2008 mortgage volume: **12,856**

2009 total mortgage value: **\$4,569,781,191.00**

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

2009 **median** mortgage amount: **\$232,000.00**

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

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

**FORECLOSURE DEEDS**

	<b>MONTH</b>	<b>YTD</b>
<b>2009</b>	<b>47</b>	<b>392</b>
<b>2008</b>	<b>53</b>	<b>523</b>
<b>Chg.</b>	<b>-11.3%</b>	<b>-25%</b>