

COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
P.O. BOX 368
BARNSTABLE, MASSACHUSETTS 02630
Telephone 508-362-7733
Fax 508-362-1917

John F. Meade
Register

David B. Murphy
Assistant Register
Kathleen Grenier
Executive Administrative Assistant

JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF NOVEMBER

VOLUME DIPS, SALES VALUE EDGES UP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in November 2010 was down 6.8% from November 2009** volume and the **total value of sales was down 3.1%** from the previous year. The **median individual property sale value was up 2.5%** from the previous year. **There was a 46% increase in the volume of mortgage activity from November 2009 levels.**

Year to Date: Volume of Sales is up 16.2%; Total Value of Sales is up 26%; Individual Sales Value is up 1.7%; Mortgage Volume is down 16.6%.

Register Meade reports that there were **438** deeds recorded at the Barnstable Registry of Deeds in **November 2010** with stated sales values above \$50,000.00 representing a stated value of **\$184,769,227.00** 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 **November** was **\$297,250.00**.

There were **1,826** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$514,072,215.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,250.00**.

By way of comparison, there were **470** deeds recorded at the Barnstable Registry of Deeds in **November 2009** with stated sales values above \$50,000.00 representing a stated value of **\$190,763,445.00** 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 **November** was **\$290,000.00**.

There were **1,251** mortgages recorded with values above \$50,000.00 in **November** with a total value of **\$381,116,196.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,500.00**.

**REAL ESTATE ACTIVITY THROUGH NOVEMBER 2010
AS COMPARED TO THE SAME PERIOD IN 2009.**

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

2010 sales volume: **5,482**

2009 sales volume: **4,717**

2010 total sales value: **\$2,352,338,904.00**

2009 total sales value: **\$1,867,056,573.00**

2010 **median** sales price: **\$295,000.00**

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

2010 mortgage volume: **14,352**

2009 mortgage volume: **17,208**

2010 total mortgage value: **\$4,216,759,281.00**

2009 total mortgage value: **\$4,950,897,387.00**

2010 **median** mortgage amount: **\$225,000.00**

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

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

M/Y	Value	% Differential/prior month
Nov 2009:	\$290,000.00	-3.3%
Dec 2009:	\$315,000.00	+8.6%
Jan 2010:	\$294,000.00	-6.7 %
Feb 2010:	\$275,000.00	-6.5 %
Mar 2010:	\$271,033.00	-1.4 %
Apr 2010:	\$300,000.00	+10.7%
May 2010:	\$285,000.00	-5.0%
June 2010:	\$315,000.00	+10.5%
July 2010:	\$290,000.00	-7.9%
Aug 2010:	\$289,900.00	-0.04%
Sep 2010:	\$301,000.00	+3.8%
Oct 2010:	\$301,134.00	+0.05%
Nov 2010:	\$297,250.00	-1.3%

FORECLOSURE DEEDS (Sales values above \$50,000)

	MONTH	YTD
2010	23	699
2009	40	432
Chg.	-42.5%	+61.8%