

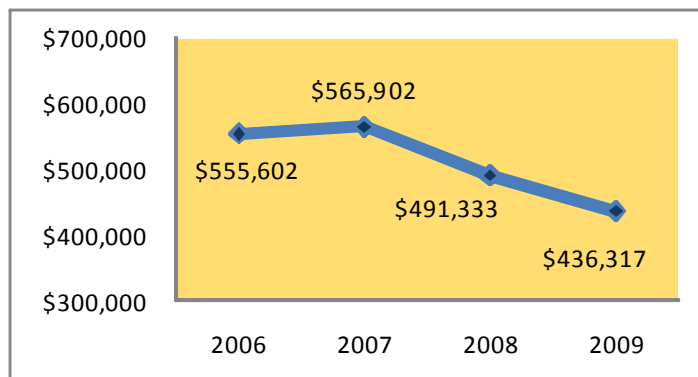
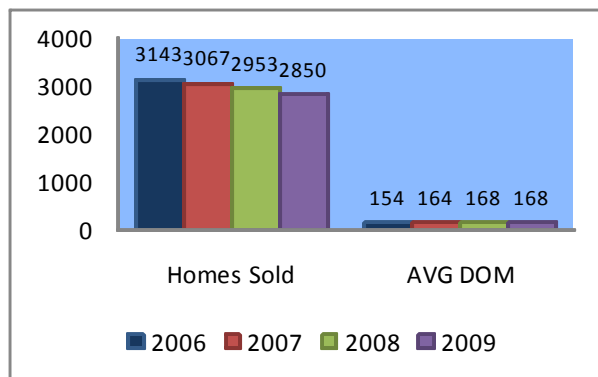


Cape Cod Massachusetts Annual Real Estate Report 2009-Homes and Condos Sold

The Cape Cod Massachusetts real estate market continues the decline in values and activity as reported over the last three years. Both single family homes and condominiums continue to lose value with fewer units selling. Local market reports will determine if a community has seen the bottom and we will look to 2010 first quarter reports for signs of improvement. Information was obtained from the statewide MLS system is not guaranteed to be accurate.

Single Family Homes

The average sales price for home sold in 2009 dropped -12% from \$491,333 in 2008. The median price for a home sold on Cape Cod in 2009 was \$321,500 as compared to the 2008 value of \$345,000. Homes sold activity also dropped from 2953 homes sold to 2850 homes sold. The peak activity and occurred in 2006 with 3143 homes sold. Average days on market did not change.



Condominiums

There were 639 condominiums sold on Cape Cod in 2009 which down -8% from the sales volume reported in 2008. Peak activity occurred in 2006 with 789 units sold. Days on market also increased in 2009 up to 214 days. The average selling prices also declined from 2008 values down to \$289,144. The median sales price also declined from \$250,000 in 2008 to \$235,000 in 2009.

