

DOW Jones Index vs. Cape Cod Real Estate

This report includes data for 2009 and replaces a similar report published last year.

The charts* presented in this report show median sold prices for 11 years (1999 – 2009). The data was “sliced” into 4 location types based on proximity to water. They are:

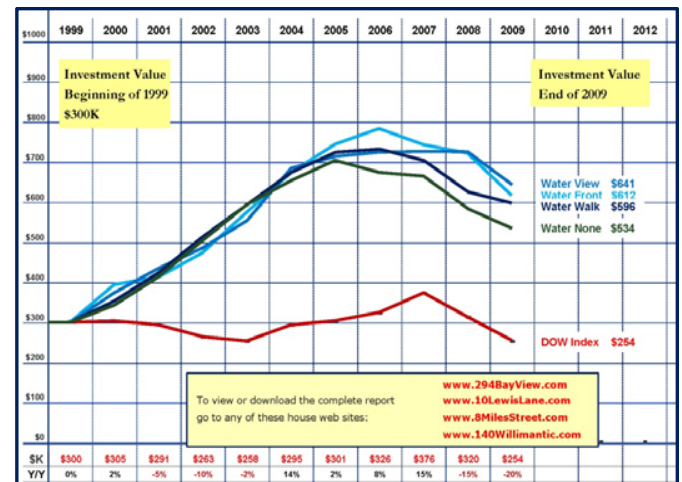
1. **Water None** – not within ½ mile of water
2. **Water Walk** – within ½ mile of water but no view of the water
3. **Water View**
4. **Waterfront**

All four location types increased in value from 1999 through 2004—with Water Front increasing fastest. The median price of all 4 location types decreased in 2009. Q1 2009 was one of the worst quarters for real estate on Cape Cod in the last 20 years. Both Cape real estate and the DOW rebounded later in the year but not enough to save 2009 from being a down year.

The real estate charts show the **median** sold price (by year) for **single family** houses, in **Barnstable County**, and listed on Cape Cod & Islands **MLS**. Proximity to the water includes **all types of water**: ocean, sound, bay, river, lakes, ponds, etc. Proximity to dining and shopping are also key variables that determine the value of a location—but they are not factored into these charts.

This report also has a chart that tracks the Dow Index from 1999 - 2009.

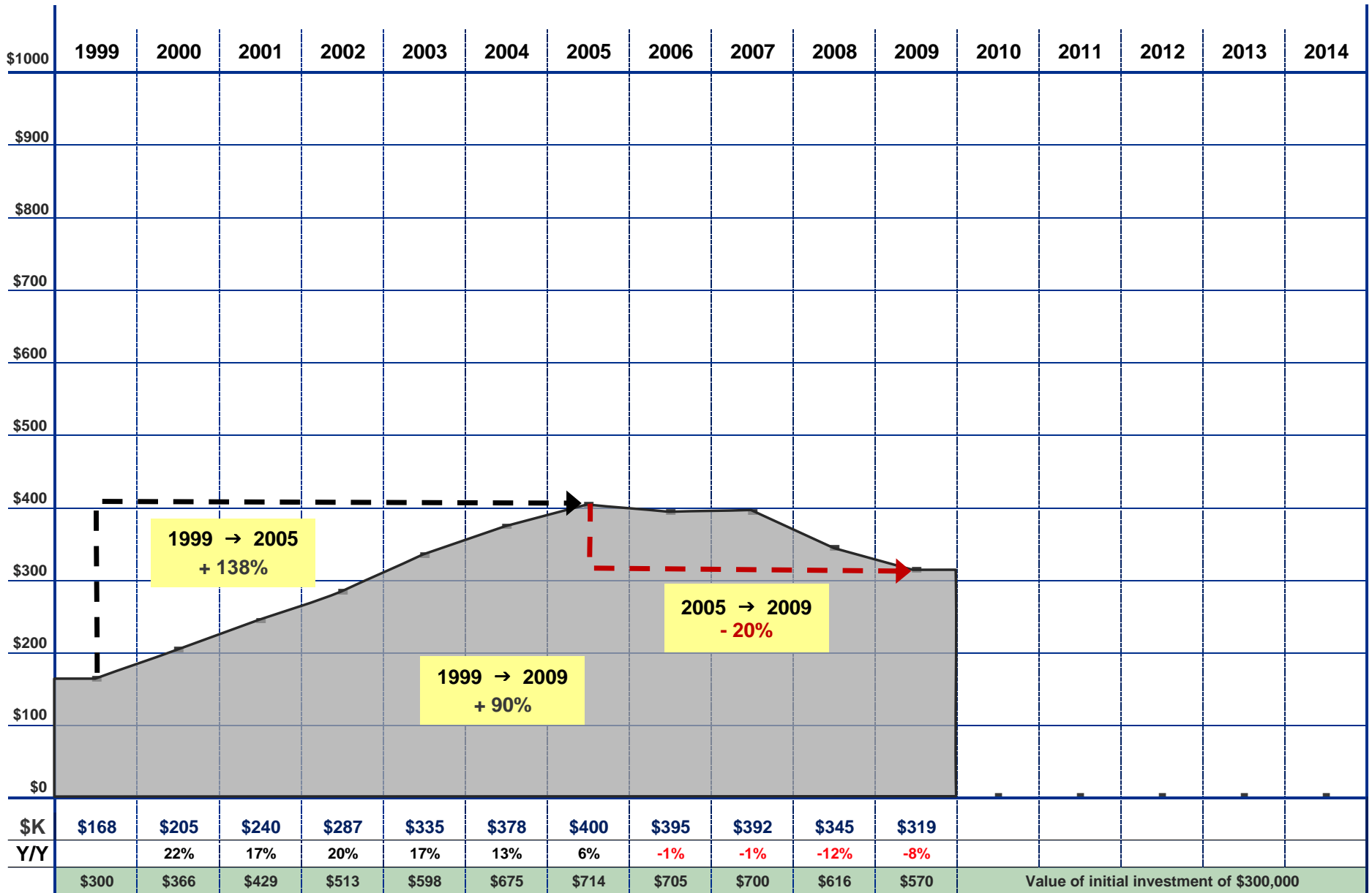
To compare the Dow and Cape real estate we created 5 mythical investments, each starting in 1999 with \$300K. One investment is in the Dow Jones Index. The other four are in Cape Cod single family homes— one in each of the four location types. The chart below tracks the 11 year performance of these five investments. It shows that, like last year, Cape Cod real estate has out performed the DOW. *FLASH*: in the last several months the DOW has gone up but it still trails Cape Cod real estate in ROI during this 11 year time period.



The following pages in this report present full-sized versions of all the charts.

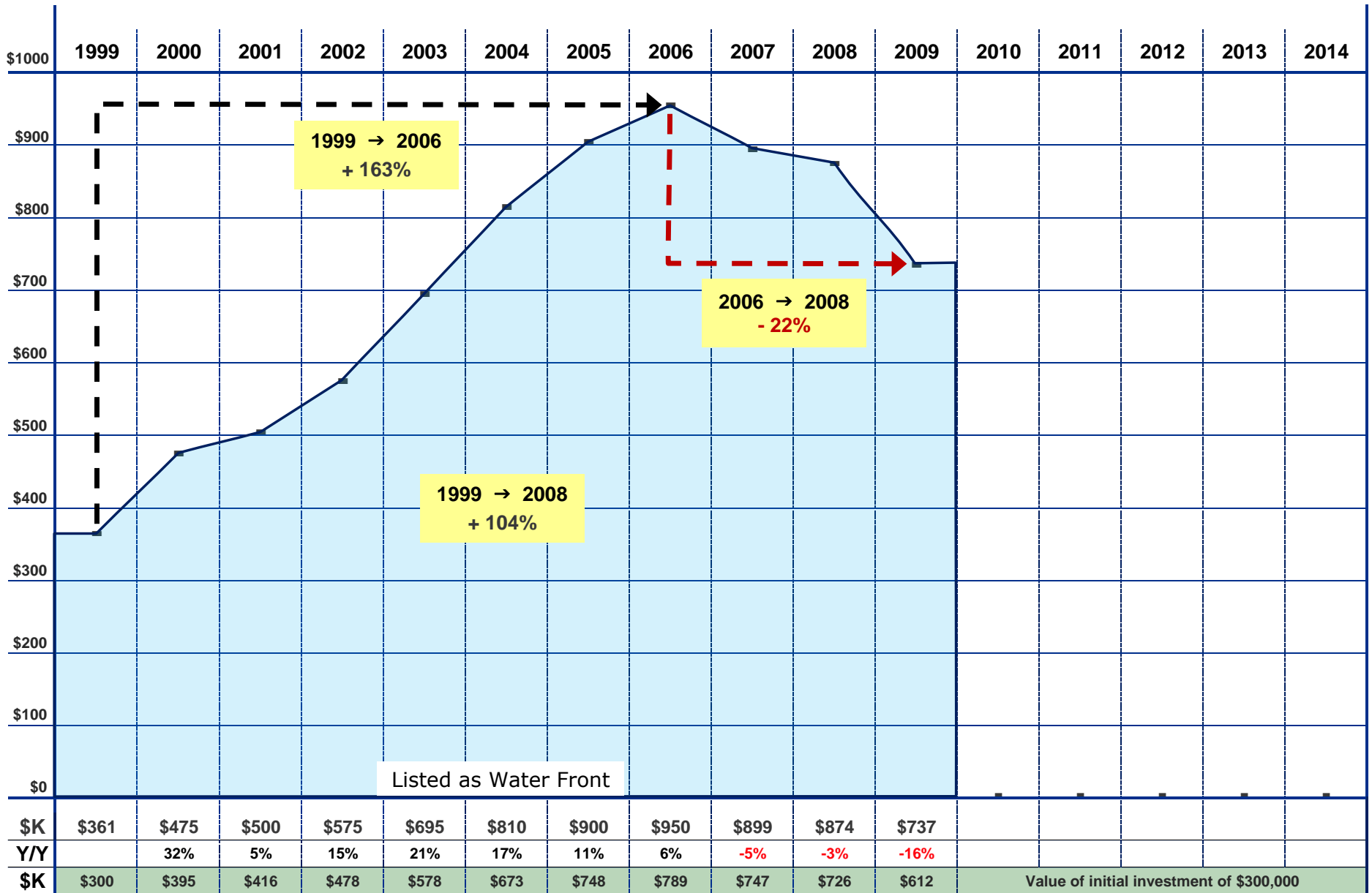
SOLD PRICE *All Location Types*

MEDIAN Sold Price (in Thousands) per YEAR Single Family Barnstable County



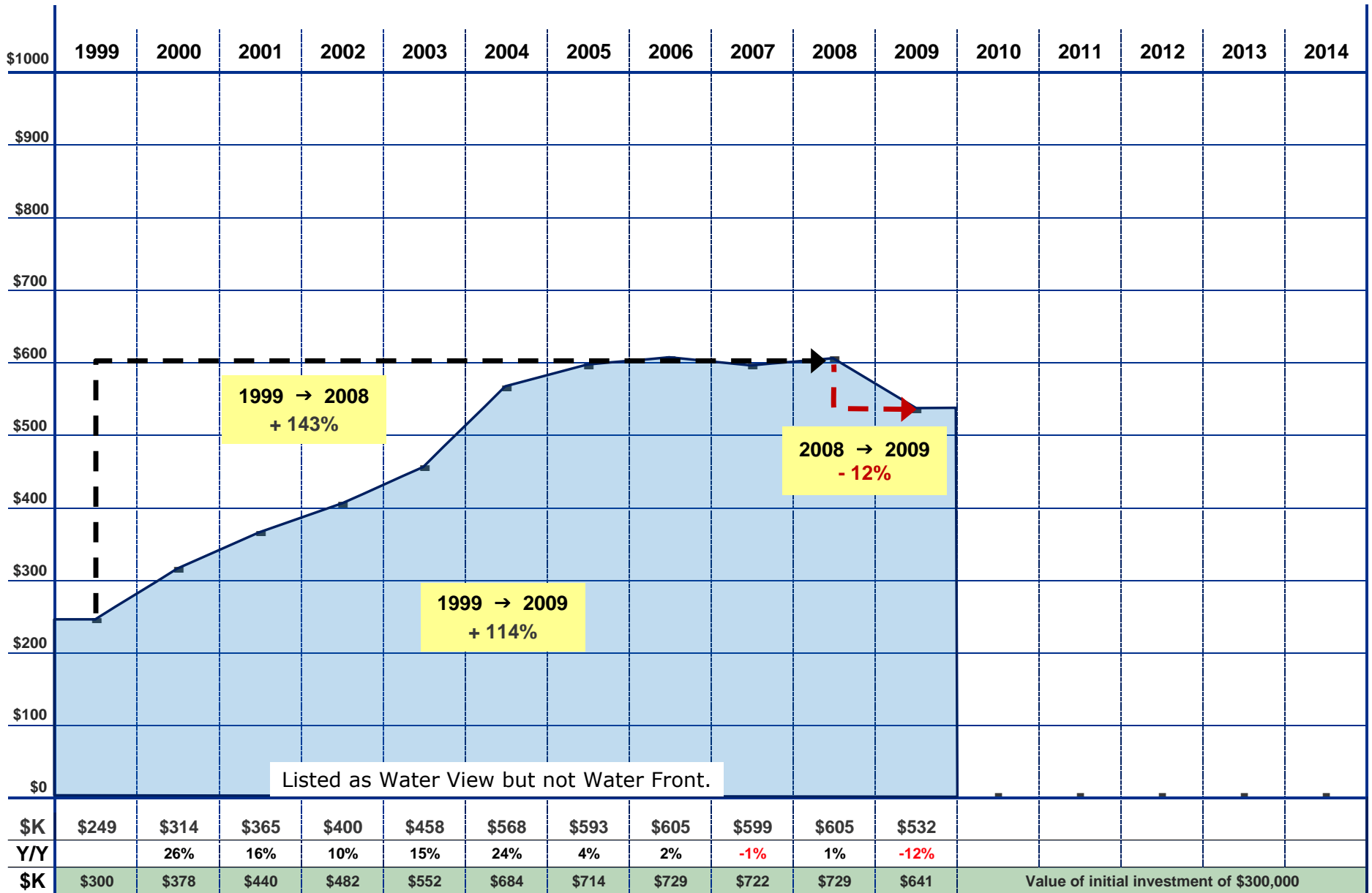
SOLD PRICE *WaterFront*

MEDIAN Sold Price (in Thousands) per YEAR Single Family Barnstable County



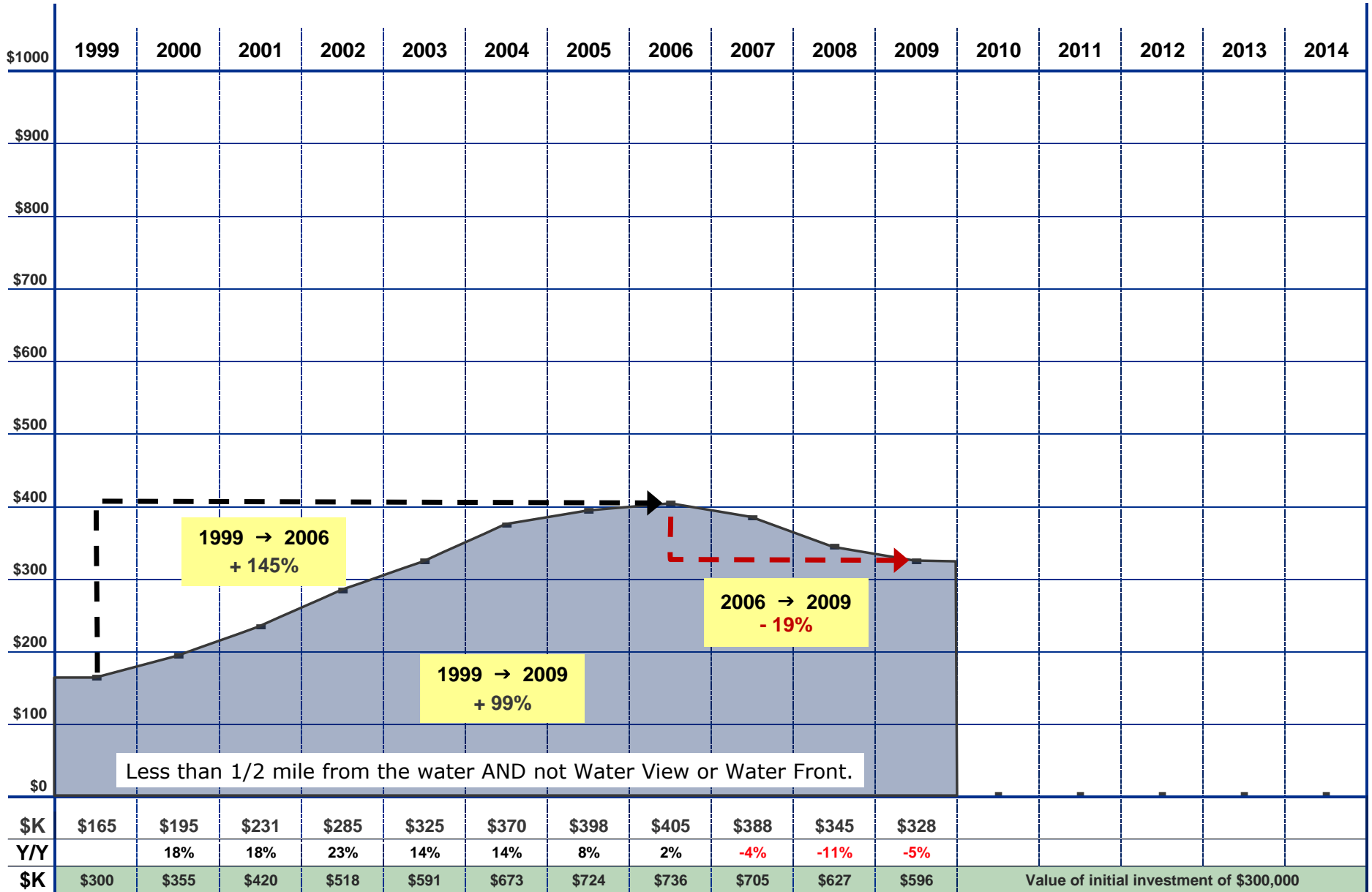
SOLD PRICE *Water View*

MEDIAN Sold Price (in Thousands) per YEAR Single Family Barnstable County



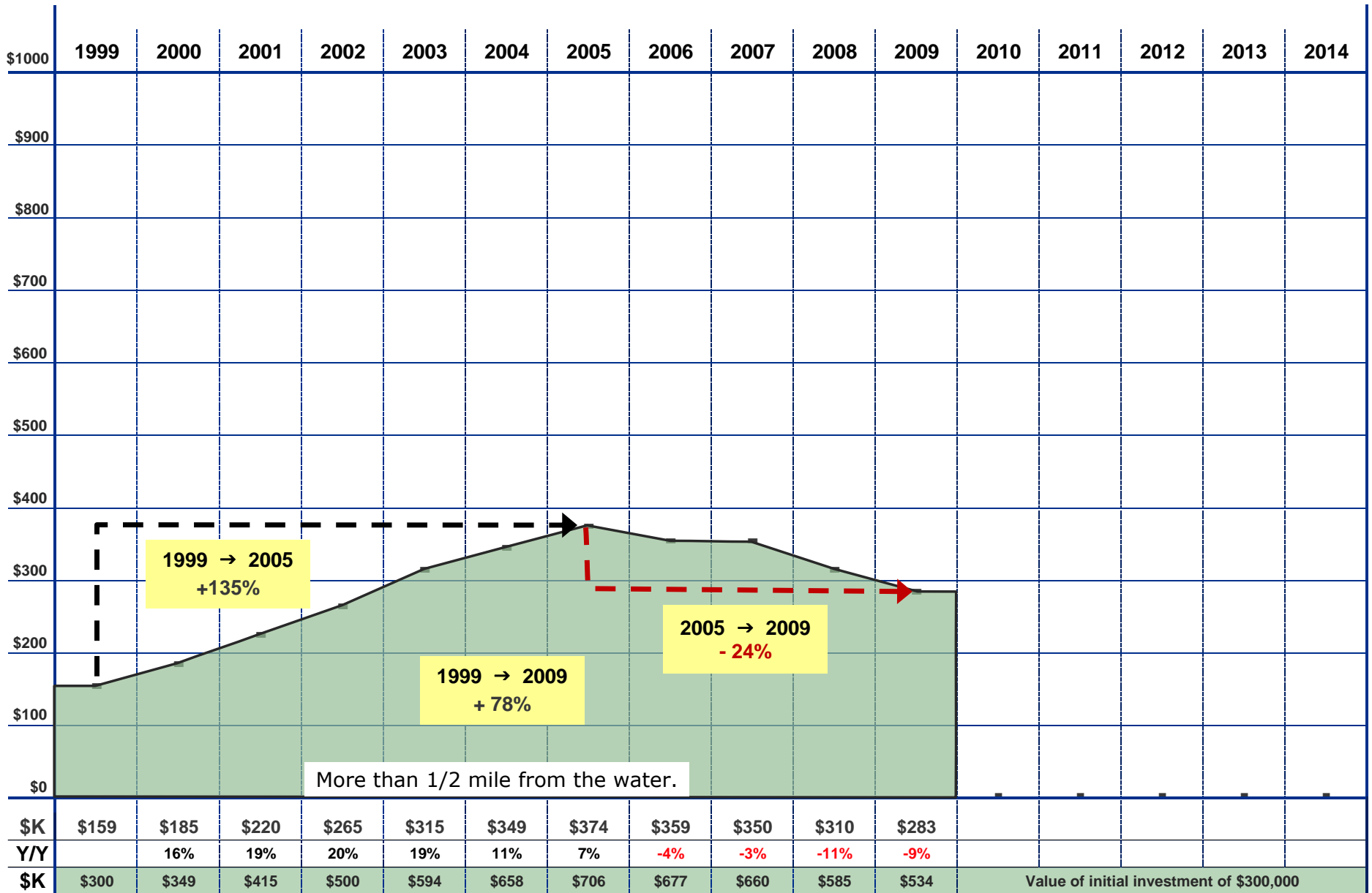
SOLD PRICE *Water Walk*

MEDIAN Sold Price (in Thousands) per YEAR Single Family Barnstable County



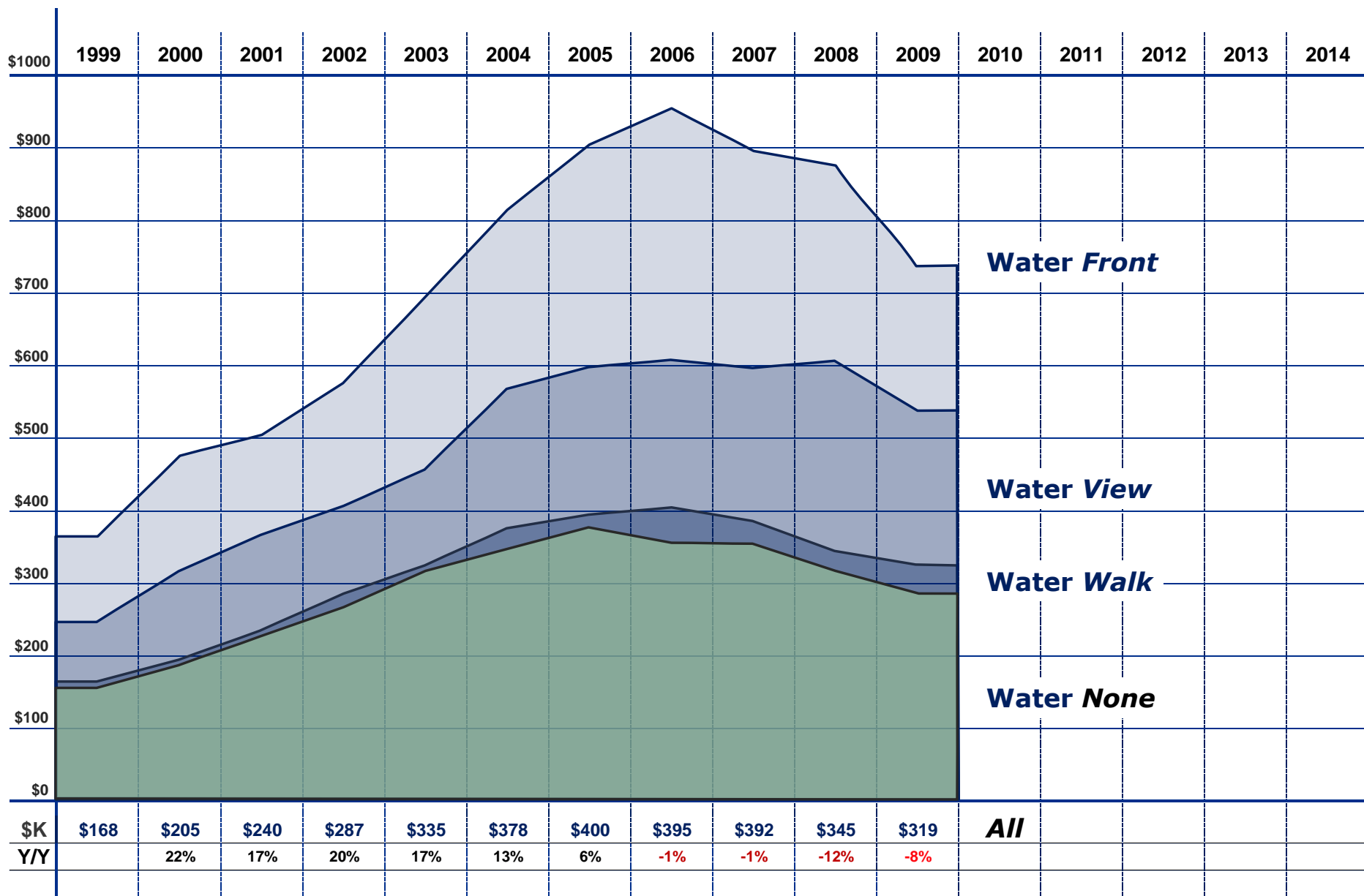
SOLD PRICE *Water None*

MEDIAN Sold Price (in Thousands) per YEAR Single Family Barnstable County

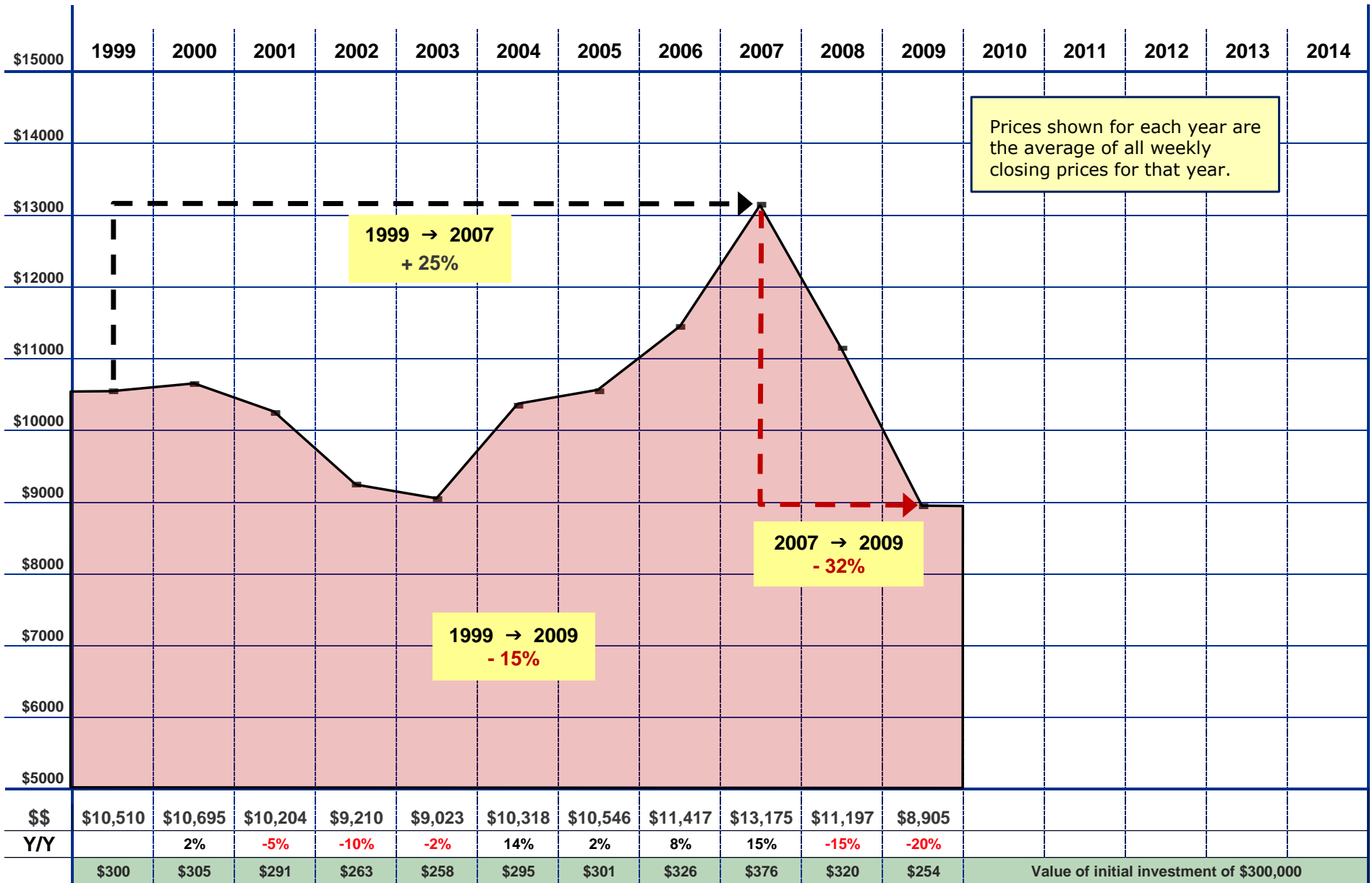


SOLD PRICE *All 4 Location Types*

MEDIAN Sold Price (in Thousands) per YEAR Single Family Barnstable County



DOW Jones Average Weekly Closing Prices



Cape Cod Real Estate vs. Dow Jones Index

All Prices (in Thousands) Real Estate: Median SOLD Price Single Family Barnstable County

