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COMMONWEALTH OF MASSACHUSETTS
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JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF AUGUST 2005

SALES VALUES REMAIN SOLID!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in August 2005 was down 1.9% from August 2004** volume and the **total value of sales was up 8.7%** from the previous year. The average **individual property sale value was up 10.8%** from the previous year. **There was an 8.4% increase in the volume of mortgage activity from August 2004 levels.**

Year to Date: Sales Volume is down 7%; Total Sales Value is up 0.4%; Individual sales value is up 7.9 %; Mortgage volume is down 13.3%.

Register Meade reports that there were **715** deeds recorded at the Barnstable Registry of Deeds in **August 2005** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$282,953,385.00** in county-wide real estate sales.

Based on all property sales valued between \$25,000.00 and \$1,000,000.00, the average sale price of property in Barnstable County in **August** was **\$395,739.00**.

There were **2,731** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **August** with a total value of **\$607,232,090.00**. The average mortgage amount, commercial, residential or other, was **\$222,348.00**.

By way of comparison, in **August 2004**, there were **729** deeds recorded at the Registry of Deeds with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$260,454,797.00** in county-wide real estate sales.

The average sales price, based on all property sales valued between \$25,000.00 and \$1,000,000.00 was **\$357,277.00**.

There were **2,519** mortgages recorded in **August 2004** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$481,846,906.00**. The average mortgage amount, commercial, residential or other, was **\$191,285.00**.

**REAL ESTATE ACTIVITY THROUGH AUGUST 2005
AS COMPARED TO THE SAME PERIOD IN 2004.**

All figures are based on sales or mortgages between \$25,000.00 and \$1,000,000.00.

2005 sales volume: **5,298**

2004 sales volume: **5,694**

2005 total sales value: **\$2,036,039,025.00**

2004 total sales value: **\$2,027,276,663.00**

2005 average sales price: **\$384,303.00**

2004 average sales price: **\$356,037.00**

2005 mortgage volume: **19,908**

2004 mortgage volume: **22,967**

2005 total mortgage value: **\$4,349,392,327.00**

2004 total mortgage value: **\$4,556,118,158.00**

2005 average mortgage amount: **\$218,475.00**

2004 average mortgage amount: **\$198,377.00**

**TRAILING TWELVE MONTHS AVERAGE SALES VALUE:
(sales values between \$25,000 and \$1,000,000)**

M/Y	Value	% Differential/prior month
Sept	2004: \$380,814.00	+6.6%
Oct	2004: \$390,681.00	+2.6%
Nov	2004: \$398,042.00	+1.9%
Dec	2004: \$361,852.00	-9.1%
Jan	2005: \$378,446.00	+4.6%
Feb	2005: \$354,748.00	- 6.3%
Mar	2005: \$369,662.00	+4.2%
Apr	2005: \$379,455.00	+2.7%
May	2005: \$385,720.00	+1.7%
June	2005: \$397,854.00	+3.1%
July	2005: \$393,473.00	-1.1%
Aug	2005: \$395,739.00	+0.5%