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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 APRIL 2006

VOLUME OFF, VALUE FLAT!

TAKE NOTE- WE HAVE INITIATED A NEW FORMAT FOR OUR STATISTICS REPORT. WE NOW WILL BE TRACKING THE MEDIAN OF ALL SALES AND MORTGAGES BASED ON VALUES ABOVE \$50,000.00. THERE IS NO LONGER A CAP AND ALL DEEDS AND MORTGAGES ABOVE THAT AMOUNT WILL BE INCLUDED.

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in April 2006 was down 28.5% from April 2005 volume** and the **total value of sales was down 30.2% from the previous year**. The **median individual property sale value was up 4.8% from the previous year**. **There was a 19.3% decrease in the volume of mortgage activity from April 2005 levels.**

Year to Date: Volume of Sales is down 19.8%; Total Value of Sales is down 15.7%; Individual Sales Value is up 3%; Mortgage Volume is down 12.5%.

Register Meade reports that there were **521** deeds recorded at the Barnstable Registry of Deeds in **April 2006** with stated sales values above \$50,000.00 representing a stated value of **\$257,286,928.00** 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 **April** was **\$370,000.00**.

There were **1,874** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$538,822,775.00**. The **median** mortgage amount, commercial, residential or other, was **\$210,000.00**.

By way of comparison, in **April 2005**, there were **729** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$368,785,391.00** in county-wide real estate sales.

The **median** sales price, based on all property sales values above \$50,000.00 was **\$353,000.00**.

There were **2,322** mortgages recorded in **April 2005** with values above \$50,000.00 with a total value of **\$641,919,352.00**. The **median** mortgage amount, commercial, residential or other, was **\$206,125.00**.

REAL ESTATE ACTIVITY THROUGH APRIL 2006 AS COMPARED TO THE SAME PERIOD IN 2005.

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

2006 sales volume: **1,877**

2005 sales volume: **2,354**

2006 total sales value: **\$946,050,154.00**

2005 total sales value: **\$1,122,707,895.00**

2006 **median** sales price: **\$365,000.00**

2005 **median** sales price: **\$354,500.00**

2006 mortgage volume: **7,334**

2005 mortgage volume: **8,379**

2006 total mortgage value: **\$2,472,281,028.00**

2005 total mortgage value: **\$2,255,561,877.00**

2006 **median** mortgage amount: **\$216,000.00**

2005 **median** mortgage amount: **\$210,000.00**

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

M/Y	Value	% Differential/prior month
Apr 2005:	\$353,000.00	+0.2%
May 2005:	\$367,750.00	+4.2%
June 2005:	\$368,000.00	+0.1%
July 2005:	\$365,371.00	-0.7%
Aug 2005:	\$375,000.00	+2.6%
Sept 2005:	\$369,000.00	-1.6%
Oct 2005:	\$367,000.00	-0.5%
Nov 2005:	\$369,100.00	+1.1%
Dec 2005:	\$356,550.00	-3.4%
Jan 2006:	\$367,350.00	+3%
Feb 2006:	\$370,000.00	+0.7%
Mar 2006:	\$354,900.00	-4.1%
Apr 2006:	\$370,000.00	+4.3%