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JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF AUGUST 2006

VOLUME CONTINUES SLIDE, VALUE DIPS!

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 August 2006 was down 33.6% from August 2005 volume** and the **total value of sales was down 33.3% from the previous year**. The **median individual property sale value was down 6.7% from the previous year**. **There was a 27.3% decrease in the volume of mortgage activity from August 2005 levels.**

Year to Date: Volume of Sales is down 23.2%; Total Value of Sales is down 8.3%; Individual Sales Value is up 1.7%; Mortgage Volume is down 16.9%.

Register Meade reports that there were **489** deeds recorded at the Barnstable Registry of Deeds in **August 2006** with stated sales values above \$50,000.00 representing a stated value of **\$235,690,182.00** 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 August was \$350,000.00.**

There were **1,823** mortgages recorded with values above \$50,000.00 in **August** with a total value of **\$551,559,848.00**. The **median mortgage amount, commercial, residential or other, was \$200,000.00.**

By way of comparison, in **August 2005**, there were **736** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$353,589,100.00** in county-wide real estate sales.

The **median sales price, based on all property sales values above \$50,000.00 was \$375,000.00.**

There were **2,507** mortgages recorded in **August 2005** with values above \$50,000.00 with a total value of **\$820,066,920.00**. The **median** mortgage amount, commercial, residential or other, was **\$220,000.00**.

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

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

2006 sales volume: **4,270**

2005 sales volume: **5,559**

2006 total sales value: **\$2,445,258,717.00**

2005 total sales value: **\$2,665,111,171.00**

2006 **median** sales price: **\$370,000.00**

2005 **median** sales price: **\$364,000.00**

2006 mortgage volume: **15,124**

2005 mortgage volume: **18,202**

2006 total mortgage value: **\$5,010,347,180.00**

2005 total mortgage value: **\$5,747,148,530.00**

2006 **median** mortgage amount: **\$214,503.00**

2005 **median** mortgage amount: **\$215,000.00**

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

M/Y	Value	% Differential/prior month
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%
May	2006: \$365,000.00	-1.4%
June	2006: \$390,000.00	+6.9%
July	2006: \$365,000.00	-6.4%
Aug	2006: \$350,000.00	-4.1%