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COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
P.O. BOX 368
BARNSTABLE, MASSACHUSETTS 02630
Telephone 508-362-7733
Fax 508-362-1917

John F. Meade
Register

David B. Murphy
Assistant Register
Elizabeth W. McAdams
Executive Administrative Assistant

JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF MAY 2006

VOLUME OFF, VALUE FLAT...AGAIN!

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 May 2006 was down 21.3% from May 2005** volume and the **total value of sales was down 6.6%** from the previous year. The **median individual property sale value was down 0.75%** from the previous year. **There was an 8% decrease in the volume of mortgage activity from May 2005 levels.**

Year to Date: Volume of Sales is down 20.2%; Total Value of Sales is down 13.5%; Individual Sales Value is up 2%; Mortgage Volume is down 11.5%.

Register Meade reports that there were **617** deeds recorded at the Barnstable Registry of Deeds in **May 2006** with stated sales values above \$50,000.00 representing a stated value of **\$343,792,871.00** 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 **May** was **\$365,000.00**.

There were **2,189** mortgages recorded with values above \$50,000.00 in **May** with a total value of **\$644,557,107.00**. The **median** mortgage amount, commercial, residential or other, was **\$210,000.00**.

By way of comparison, in **May 2005**, there were **784** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$368,215,278.00** in county-wide real estate sales.

The **median** sales price, based on all property sales values above \$50,000.00 was **\$367,750.00**.

There were **2,380** mortgages recorded in **May 2005** with values above \$50,000.00 with a total value of **\$1,188,301,100.00**. The **median** mortgage amount, commercial, residential or other, was **\$210,000.00**.

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

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

2006 sales volume: **2,504**

2005 sales volume: **3,138**

2006 total sales value: **\$1,289,843,025.00**

2005 total sales value: **\$1,490,923,173.00**

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

2005 **median** sales price: **\$357,500.00**

2006 mortgage volume: **9,523**

2005 mortgage volume: **10,759**

2006 total mortgage value: **\$3,116,838,135.00**

2005 total mortgage value: **\$3,443,862,976.00**

2006 **median** mortgage amount: **\$215,000.00**

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
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%
May 2006:	\$365,000.00	-1.4%