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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 OCTOBER 2006**

**VOLUME DOWN, VALUE SEES SMALL RISE!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2006 was down 26.6% from October 2005** volume and the **total value of sales was down 25.4%** from the previous year. The **median individual property sale value was up 1.8%** from the previous year. **There was a 16.6% decrease in the volume of mortgage activity from October 2005 levels.**

**Year to Date: Volume of Sales is down 24.3%; Total Value of Sales is down 12.9%; Individual Sales Value is up 1.2%; Mortgage Volume is down 17.8%.**

Register Meade reports that there were **528** deeds recorded at the Barnstable Registry of Deeds in **October 2006** with stated sales values above \$50,000.00 representing a stated value of **\$283,435,731.00** 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 **October** was **\$373,500.00**.

There were **1,920** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$566,576,457.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,250.00**.

By way of comparison, in **October 2005**, there were **719** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$379,740,880.00** in county-wide real estate sales. The **median** sales price, based on all property sales values above \$50,000.00 was **\$367,000.00**.

There were **2,303** mortgages recorded in **October 2005** with values above \$50,000.00 with a total value of **\$700,392,353.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

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

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

2006 sales volume: **5,337**

2005 sales volume: **7,051**

2006 total sales value: **\$2,992,712,927.00**

2005 total sales value: **\$3,437,154,391.00**

2006 **median** sales price: **\$369,400.00**

2005 **median** sales price: **\$365,000.00**

2006 mortgage volume: **18,683**

2005 mortgage volume: **22,726**

2006 total mortgage value: **\$6,061,700,354.00**

2005 total mortgage value: **\$7,137,387,817.00**

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

2005 **median** mortgage amount: **\$217,000.00**

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

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>Oct 2005:</b>	<b>\$367,000.00</b>	<b>-0.5%</b>
<b>Nov 2005:</b>	<b>\$369,100.00</b>	<b>+1.1%</b>
<b>Dec 2005:</b>	<b>\$356,550.00</b>	<b>-3.4%</b>
<b>Jan 2006:</b>	<b>\$367,350.00</b>	<b>+3.0%</b>
<b>Feb 2006:</b>	<b>\$370,000.00</b>	<b>+0.7%</b>
<b>Mar 2006:</b>	<b>\$354,900.00</b>	<b>-4.1%</b>
<b>Apr 2006:</b>	<b>\$370,000.00</b>	<b>+4.3%</b>
<b>May 2006:</b>	<b>\$365,000.00</b>	<b>-1.4%</b>
<b>June 2006:</b>	<b>\$390,000.00</b>	<b>+6.9%</b>
<b>July 2006:</b>	<b>\$365,000.00</b>	<b>-6.4%</b>
<b>Aug 2006:</b>	<b>\$350,000.00</b>	<b>-4.1%</b>
<b>Sep 2006:</b>	<b>\$360,000.00</b>	<b>+2.9%</b>
<b>Oct 2006:</b>	<b>\$373,500.00</b>	<b>+3.8%</b>