

+

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 2005**

**VOLUME OFF, SALES VALUE UP SLIGHTLY!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2005 was down 10% from May 2004** volume and the **total value of sales was down 5.4%** from the previous year. The average **individual property sale value was up 5%** from the previous year. **There was a 19% decrease in the volume of mortgage activity from May 2004 levels.**

**Year to Date: Sales Volume is down 9.6%; Total Sales Value is down 3.2%; Individual sales value is up 7 %; Mortgage volume is down 19.2%.**

Register Meade reports that there were **741** deeds recorded at the Barnstable Registry of Deeds in **May 2005** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$285,818,395.00** 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 **May** was **\$385,720.00**.

There were **2,640** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **May** with a total value of **\$569,986,044.00**. The average mortgage amount, commercial, residential or other, was **\$215,904.00**.

By way of comparison, in **May 2004**, there were **823** 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 **\$302,244,420.00** 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 **\$367,247.00**.

There were **3,257** mortgages recorded in **May 2004** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$673,064,838.00**. The average mortgage amount, commercial, residential or other, was **\$206,652.00**.

**REAL ESTATE ACTIVITY THROUGH MAY 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: **2,972**

2004 sales volume: **3,286**

2005 total sales value: **\$1,115,357,828.00**

2004 total sales value: **\$1,152,463,422.00**

2005 average sales price: **\$375,289.00**

2004 average sales price: **\$350,719.00**

2005 mortgage volume: **11,816**

2004 mortgage volume: **14,616**

2005 total mortgage value: **\$2,548,658,621.00**

2004 total mortgage value: **\$2,907,008,756.00**

2005 average mortgage amount: **\$215,969.00**

2004 average mortgage amount: **\$198,892.00**

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

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>June 2004:</b>	<b>\$370,609.00</b>	<b>+0.9%</b>
<b>July 2004:</b>	<b>\$360,489.00</b>	<b>-2.7%</b>
<b>Aug 2004:</b>	<b>\$357,277.00</b>	<b>-0.9%</b>
<b>Sept 2004:</b>	<b>\$380,814.00</b>	<b>+6.6%</b>
<b>Oct 2004:</b>	<b>\$390,681.00</b>	<b>+2.6%</b>
<b>Nov 2004:</b>	<b>\$398,042.00</b>	<b>+1.9%</b>
<b>Dec 2004:</b>	<b>\$361,852.00</b>	<b>-9.1%</b>
<b>Jan 2005:</b>	<b>\$378,446.00</b>	<b>+4.6%</b>
<b>Feb 2005:</b>	<b>\$354,748.00</b>	<b>- 6.3%</b>
<b>Mar 2005:</b>	<b>\$369,662.00</b>	<b>+4.2%</b>
<b>Apr 2005:</b>	<b>\$379,455.00</b>	<b>+2.7%</b>
<b>May 2005:</b>	<b>\$385,720.00</b>	<b>+1.7%</b>