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JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF JULY 2006

VOLUME DOWN SHARPLY, 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 July 2006 was down 31.4% from July 2005 volume** and the **total value of sales was down 26.2%** from the previous year. The **median individual property sale value was down 0.1%** from the previous year. **There was a 28.5% decrease in the volume of mortgage activity from July 2005 levels.**

Year to Date: Volume of Sales is down 21.6%; Total Value of Sales is down 4.4%; Individual Sales Value is up 3.1%; Mortgage Volume is down 15.3%.

Register Meade reports that there were **526** deeds recorded at the Barnstable Registry of Deeds in **July 2006** with stated sales values above \$50,000.00 representing a stated value of **\$266,175,690.00** 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 **July** was **\$365,000.00**.

There were **1,693** mortgages recorded with values above \$50,000.00 in **July** with a total value of **\$467,607,846.00**. The **median** mortgage amount, commercial, residential or other, was **\$210,000.00**.

By way of comparison, in **July 2005**, there were **767** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$360,439,609.00** in county-wide real estate sales.

The **median** sales price, based on all property sales values above \$50,000.00 was **\$365,371.00**.

There were **2,368** mortgages recorded in **July 2005** with values above \$50,000.00 with a total value of **\$671,111,451.00**. The **median** mortgage amount, commercial, residential or other, was **\$224,000.00**.

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

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

2006 sales volume: **3,781**

2005 sales volume: **4,823**

2006 total sales value: **\$2,209,568,535.00**

2005 total sales value: **\$2,311,522,071.00**

2006 **median** sales price: **\$371,000.00**

2005 **median** sales price: **\$360,000.00**

2006 mortgage volume: **13,301**

2005 mortgage volume: **15,695**

2006 total mortgage value: **\$4,458,787,332.00**

2005 total mortgage value: **\$4,927,081,610.00**

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

2005 **median** mortgage amount: **\$212,800.00**

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

M/Y	Value	% Differential/prior month
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%
June	2006: \$390,000.00	+6.9%
July	2005: \$365,000.00	-6.4%