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JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF MARCH 2006

VOLUME OFF, 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 March 2006 was down 8.7% from March 2005** volume and the **total value of sales was down 0.5%** from the previous year. The **median individual property sale value was up 0.7%** from the previous year. **There was a 12.4% decrease in the volume of mortgage activity from March 2005 levels.**

Year to Date: Volume of Sales is down 16%; Total Value of Sales is down 8.6%; Individual Sales Value is up 2.4%; Mortgage Volume is down 9.9%.

Register Meade reports that there were **547** deeds recorded at the Barnstable Registry of Deeds in **March 2006** with stated sales values above \$50,000.00 representing a stated value of **\$271,426,983.00** 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 **March** was **\$354,900.00**.

There were **2,110** mortgages recorded with values above \$50,000.00 in **March** with a total value of **\$740,210,509.00**. The **median** mortgage amount, commercial, residential or other, was **\$225,000.00**.

By way of comparison, in **March 2005**, there were **599** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$272,836,174.00** in county-wide real estate sales.

The **median** sales price, based on all property sales values above \$50,000.00 was **\$352,500.00**.

There were **2,410** mortgages recorded in **March 2005** with values above \$50,000.00 with a total value of **\$627,858,147.00**. The **median** mortgage amount, commercial, residential or other, was **\$213,250.00**.

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

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

2006 sales volume: **1,366**

2005 sales volume: **1,625**

2006 total sales value: **\$753,922,504.00**

2005 total sales value: **\$688,763,226.00**

2006 **median** sales price: **\$364,500.00**

2005 **median** sales price: **\$355,000.00**

2006 mortgage volume: **5,460**

2005 mortgage volume: **6,057**

2006 total mortgage value: **\$1,993,458,253.00**

2005 total mortgage value: **\$1,613,642,524.00**

2006 **median** mortgage amount: **\$219,950.00**

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
Apr	2005: \$353,000.00	+0.2%
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%