

COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
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JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF OCTOBER 2007

VOLUME FLAT, VALUE DIPS!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2007 was down 0.2% from October 2006 volume** and the **total value of sales was up 3.5%** from the previous year. The **median individual property sale value was down 7.6%** from the previous year. **There was a 28.1% decrease in the volume of mortgage activity from October 2006 levels.**

Year to Date: Volume of Sales is up 0.7%; Total Value of Sales is down 4.5%; Individual Sales Value is down 6.1%; Mortgage Volume is down 15%.

Register Meade reports that there were **527** deeds recorded at the Barnstable Registry of Deeds in **October 2007** with stated sales values above \$50,000.00 representing a stated value of **\$293,233,435.00** 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 **\$345,000.00**.

There were **1,380** mortgages recorded with values above \$50,000.00 in **October** with a total value of **\$472,429,619.00**. The **median** mortgage amount, commercial, residential or other, was **\$231,806.00**.

By way of comparison, 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 2006** was **\$373,500.00**.

There were **1,920** mortgages recorded with values above \$50,000.00 in **October 2006** with a total value of **\$566,576,457.00**. The **median** mortgage amount, commercial, residential or other, was **\$227,250.00**.

**REAL ESTATE ACTIVITY THROUGH OCTOBER 2007
AS COMPARED TO THE SAME PERIOD IN 2006.**

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

2007 sales volume: **5,375**

2006 sales volume: **5,337**

2007 total sales value: **\$2,859,497,432.00**

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

2007 **median** sales price: **\$346,900.00**

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

2007 mortgage volume: **15,885**

2006 mortgage volume: **18,681**

2007 total mortgage value: **\$7,134,324,690.00**

2006 total mortgage value: **\$7,459,200,354.00**

2007 **median** mortgage amount: **\$228,000.00**

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

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

M/Y	Value	% Differential/prior month
Oct 2006:	\$373,500.00	+3.8%
Nov 2006:	\$355,000.00	-4.8%
Dec 2006:	\$350,000.00	-1.4%
Jan 2007:	\$350,000.00	0 %
Feb 2007:	\$338,750.00	-3.2%
Mar 2007:	\$349,000.00	+3%
Apr 2007:	\$340,000.00	-2.6%
May 2007:	\$325,000.00	-4.4%
June 2007:	\$338,000.00	+4%
July 2007:	\$345,500.00	+2.2%
Aug 2007:	\$355,000.00	+2.8%
Sep 2007:	\$387,500.00	+9.2%
Oct 2007:	\$345,000.00	-11%