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COMMONWEALTH OF MASSACHUSETTS  
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**JOHN F. MEADE, REGISTER OF DEEDS**

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF JULY 2005**

**A MIXED BAG FOR JULY!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in July 2005 was down 5.9% from July 2004** volume and the **total value of sales was down 2.7%** from the previous year. The average **individual property sale value was up 9.2%** from the previous year. **There was a 3.3% decrease in the volume of mortgage activity from June 2004 levels.**

**Year to Date: Sales Volume is down 7.7%; Total Sales Value is down 1%; Individual sales value is up 7.5 %; Mortgage volume is down 16%.**

Register Meade reports that there were **734** deeds recorded at the Barnstable Registry of Deeds in **July 2005** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$288,809,384.00** 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 **July** was **\$393,473.00**.

There were **2,575** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **July** with a total value of **\$580,750,994.00**. The average mortgage amount, commercial, residential or other, was **\$225,534.00**.

By way of comparison, in **July 2004**, there were **780** 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 **\$281,181,106.00** 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 **\$360,489.00**.

There were **2,664** mortgages recorded in **July 2004** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$508,489,318.00**. The average mortgage amount, commercial, residential or other, was **\$190,874.00**.

**REAL ESTATE ACTIVITY THROUGH JULY 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: **4,583**

2004 sales volume: **4,965**

2005 total sales value: **\$1,753,085,578.00**

2004 total sales value: **\$1,766,821,866.00**

2005 average sales price: **\$382,519.00**

2004 average sales price: **\$355,855.00**

2005 mortgage volume: **17,177**

2004 mortgage volume: **20,448**

2005 total mortgage value: **\$3,742,160,237.00**

2004 total mortgage value: **\$4,074,271,252.00**

2005 average mortgage amount: **\$217,858.00**

2004 average mortgage amount: **\$199,250.00**

**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>Aug</b>	<b>2004: \$357,277.00</b>	<b>-0.9%</b>
<b>Sept</b>	<b>2004: \$380,814.00</b>	<b>+6.6%</b>
<b>Oct</b>	<b>2004: \$390,681.00</b>	<b>+2.6%</b>
<b>Nov</b>	<b>2004: \$398,042.00</b>	<b>+1.9%</b>
<b>Dec</b>	<b>2004: \$361,852.00</b>	<b>-9.1%</b>
<b>Jan</b>	<b>2005: \$378,446.00</b>	<b>+4.6%</b>
<b>Feb</b>	<b>2005: \$354,748.00</b>	<b>- 6.3%</b>
<b>Mar</b>	<b>2005: \$369,662.00</b>	<b>+4.2%</b>
<b>Apr</b>	<b>2005: \$379,455.00</b>	<b>+2.7%</b>
<b>May</b>	<b>2005: \$385,720.00</b>	<b>+1.7%</b>
<b>June</b>	<b>2005: \$397,854.00</b>	<b>+3.1%</b>
<b>July</b>	<b>2004: \$393,473.00</b>	<b>-1.1%</b>