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

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF JUNE 2006**

**CHATHAM BARS INN SALE HIGHLIGHTS A SOLID MONTH DESPITE SLIDING  
VOLUME!**

**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 June 2006 was down 18.2% from June 2005 volume** and the **total value of sales was up 42% from the previous year, (Thanks in large part to the sale of the Chatham Bars Inn for \$119,000,000).** The **median individual property sale value was up 6% from the previous year.** There was an **18.8% decrease in the volume of mortgage activity from June 2005 levels.**

**Year to Date: Volume of Sales is down 19.7%; Total Value of Sales is down 0.4%; Individual Sales Value is up 3.3%; Mortgage Volume is down 12.9%.**

Register Meade reports that there were **751** deeds recorded at the Barnstable Registry of Deeds in **June 2006** with stated sales values above \$50,000.00 representing a stated value of **\$653,549,819.00** 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 **June** was **\$390,000.00.**

There were **2,085** mortgages recorded with values above \$50,000.00 in **June** with a total value of **\$874,341,351.00.** The **median** mortgage amount, commercial, residential or other, was **\$230,300.00.**

By way of comparison, in **June 2005**, there were **918** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$460,159,290.00** in

county-wide real estate sales.

The **median** sales price, based on all property sales values above \$50,000.00 was **\$368,000.00**.

There were **2,568** mortgages recorded in **June** 2005 with values above \$50,000.00 with a total value of **\$812,107,183.00**. The **median** mortgage amount, commercial, residential or other, was **\$220,000.00**.

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

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

2006 sales volume: **3,255**

2005 sales volume: **4,056**

2006 total sales value: **\$1,943,392,845.00**

2005 total sales value: **\$1,951,082,463.00**

2006 **median** sales price: **\$372,000.00**

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

2006 mortgage volume: **11,608**

2005 mortgage volume: **13,327**

2006 total mortgage value: **\$3,991,179,486.00**

2005 total mortgage value: **\$4,255,970,159.00**

2006 **median** mortgage amount: **\$218,837.00**

2005 **median** mortgage amount: **\$210,000.00**

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

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>June 2005:</b>	<b>\$368,000.00</b>	<b>+0.1%</b>
<b>July 2005:</b>	<b>\$365,371.00</b>	<b>-0.7%</b>
<b>Aug 2005:</b>	<b>\$375,000.00</b>	<b>+2.6%</b>
<b>Sept 2005:</b>	<b>\$369,000.00</b>	<b>-1.6%</b>
<b>Oct 2005:</b>	<b>\$367,000.00</b>	<b>-0.5%</b>
<b>Nov 2005:</b>	<b>\$369,100.00</b>	<b>+1.1%</b>
<b>Dec 2005:</b>	<b>\$356,550.00</b>	<b>-3.4%</b>
<b>Jan 2006:</b>	<b>\$367,350.00</b>	<b>+3%</b>
<b>Feb 2006:</b>	<b>\$370,000.00</b>	<b>+0.7%</b>
<b>Mar 2006:</b>	<b>\$354,900.00</b>	<b>-4.1%</b>
<b>Apr 2006:</b>	<b>\$370,000.00</b>	<b>+4.3%</b>
<b>May 2006:</b>	<b>\$365,000.00</b>	<b>-1.4%</b>
<b>June 2006:</b>	<b>\$390,000.00</b>	<b>+6.9%</b>