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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 APRIL 2007

SALES VOLUME UP, VALUE DOWN!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in April 2007 was up 3.6% from April 2006** volume and the **total value of sales was down 3.7%** from the previous year. The **median individual property sale value was down 8.1%** from the previous year. **There was a 4.4% decrease in the volume of mortgage activity from April 2006 levels.**

Year to Date: Volume of Sales is down 0.4%; Total Value of Sales is down 6%; Individual Sales Value is down 5.5%; Mortgage Volume is down 7.5%.

Register Meade reports that there were **540** deeds recorded at the Barnstable Registry of Deeds in **April 2007** with stated sales values above \$50,000.00 representing a stated value of **\$247,687,786.00** 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 **April** was **\$340,000.00**.

There were **1,792** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$511,782,229.00**. The **median** mortgage amount, commercial, residential or other, was **\$224,500.00**.

By way of comparison, there were **521** deeds recorded at the Barnstable Registry of Deeds in **April 2006** with stated sales values above \$50,000.00 representing a stated value of **\$257,286,928.00** 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 **April** was **\$370,000.00**.

There were **1,874** mortgages recorded with values above \$50,000.00 in **April** with a total value of **\$538,822,775.00**. The **median** mortgage amount, commercial, residential or other, was **\$210,000.00**.

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

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

2007 sales volume: **1,879**

2006 sales volume: **1,887**

2007 total sales value: **\$889,095,279.00**

2006 total sales value: **\$946,050,154.00**

2007 **median** sales price: **\$345,000.00**

2006 **median** sales price: **\$365,000.00**

2007 mortgage volume: **6,792**

2006 mortgage volume: **7,334**

2007 total mortgage value: **\$2,051,210,499.00**

2006 total mortgage value: **\$2,472,281,028.00**

2007 **median** mortgage amount: **\$230,000.00**

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
Apr 2006:	\$370,000.00	+4.3%
May 2006:	\$365,000.00	-1.4%
June 2006:	\$390,000.00	+6.9%
July 2006:	\$365,000.00	-6.4%
Aug 2006:	\$350,000.00	-4.1%
Sep 2006:	\$360,000.00	+2.9%
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%