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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 FEBRUARY 2007

WINTER CHILL HITS NUMBERS!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2007 was down 10.3% from February 2006** volume and the **total value of sales was down 17.5%** from the previous year. The **median individual property sale value was down 8.9%** from the previous year. **There was a 10.5% decrease in the volume of mortgage activity from February 2006 levels.**

Year to Date: Volume of Sales is down 2.6%; Total Value of Sales is down 10.5%; Individual Sales Value is down 5.4%; Mortgage Volume is down 3.6%.

Register Meade reports that there were **364** deeds recorded at the Barnstable Registry of Deeds in **February 2007** with stated sales values above \$50,000.00 representing a stated value of **\$202,142,877.00** 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 **February** was **\$338,750.00**.

There were **1,488** mortgages recorded with values above \$50,000.00 in **February** with a total value of **\$469,092,155.00**. The **median** mortgage amount, commercial, residential or other, was **\$232,250.00**.

By way of comparison, in **February 2006**, there were **405** deeds recorded at the Registry of Deeds with stated sales values above \$50,000.00, representing a total value of **\$207,640,577.00** in county-wide real estate sales. The **median** sales price, based on all property sales values above \$50,000.00 was **\$372,000.00**.

There were **1,662** mortgages recorded in **February 2006** with values above \$50,000.00 with a total value of **\$721,547,100.00**. The **median** mortgage amount, commercial, residential or other, was **\$216,800.00**.

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

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

2007 sales volume: **798**

2006 sales volume: **819**

2007 total sales value: **\$373,374,153.00**

2006 total sales value: **\$417,336,244.00**

2007 **median** sales price: **\$350,000.00**

2006 **median** sales price: **\$370,000.00**

2007 mortgage volume: **3,230**

2006 mortgage volume: **3,350**

2007 total mortgage value: **\$998,582,833.00**

2006 total mortgage value: **\$1,193,247,744.00**

2007 **median** mortgage amount: **\$230,700.00**

2006 **median** mortgage amount: **\$213,300.00**

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

M/Y	Value	% Differential/prior month
Feb 2006:	\$370,000.00	+0.7%
Mar 2006:	\$354,900.00	-4.1%
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%