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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 2002

MORTGAGE VOLUME STAYS HOT!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2002 was down 8.9% compared to February 2001** volume and the **total value of sales was up .6%** from the previous year. The average **individual property sale value was up 10.3%** from the previous year. **There was a 59% increase in the volume of mortgage activity from February 2001 levels.**

Year to date: Volume of Real Estate Sales is down 8.8%; Total Value of Sales is up 1.5%; Average Sale Value is up 11.3%; and Volume of Mortgages is up 103%.

Register Meade reports that there were **474** deeds recorded at the Barnstable Registry of Deeds in **February 2002** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$113,590,576.00** 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 **February** was **\$239,643.00**.

There were **2,460** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **February** with a total value of **\$391,894,681.00**. The average mortgage amount, commercial, residential or other, was **\$159,307.00**.

By way of comparison, in **February 2001**, there were **520** 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 **\$112,977,900.00** 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 **\$217,265.00**.

There were **1,543** mortgages recorded in **February 2001** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$228,502,272.00**. The average mortgage amount, commercial, residential or other, was **\$148,090.00**.

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 2002
AS COMPARED TO THE SAME PERIOD IN 2001.**

All figures are based on sales or mortgages between \$25,000.00 and \$1,000,000.00.

2002 sales volume: 1,114

2001 sales volume: 1,221

2002 total sales value: \$ 279,417,425.00

2001 total sales value: \$ 275,204,657.00

2002 average sales price: \$250,823.00

2001 average sales price: \$225,393.00

2002 mortgage volume: 5,354

2001 mortgage volume: 2,640

2002 total mortgage value: \$864,230,774.00

2001 total mortgage value: \$453,391,048.00

2002 average mortgage amount: \$161,418.00

2001 average mortgage amount: \$171,739.00

**PAST TWELVE MONTHS AVERAGE SALES VALUE:
(sales values between \$25,000 and \$1,000,000)**

M/Y	Value	% Differential/prior month
Mar	2001: \$221,151.00	+1.8%
Apr	2001: \$237,039.00	+7.9%
May	2001: \$236,975.00	-0.03%
June	2001: \$233,717.00	-1.4%
July	2001: \$242,036.00	+3.6%
Aug	2001: \$237,314.00	-1.95%
Sept	2001: \$264,887.00	+11.6%
Oct	2001: \$250,818.00	-5.3%
Nov	2001: \$251,283.00	+0.2%
Dec	2001: \$241,640.00	-3.8%
Jan	2002: \$259,104.00	+7.2%
Feb	2002: \$239,643.00	-8.1%