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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 MAY 2003

SALES VOLUME STILL OWN, VALUES CLIMB!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2003 was down 12.2% from May 2002 volume** and the **total value of sales was down 2.8%** from the previous year. The average **individual property sale value was up 10.6%** from the previous year. **There was a 71.5% increase in the volume of mortgage activity from May 2002 levels.**

Year to date: Sales Volume down 13.4%, Total Sales Value up 0.5%, Average Sales Value up 16%, Mortgage Volume up 54.7%.

Register Meade reports that there were **802** deeds recorded at the Barnstable Registry of Deeds in **May 2003** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$257,843,377.00** 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 **May** was **\$321,500.00**.

There were **4,340** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **May** with a total value of **\$776,552,089.00**. The average mortgage amount, commercial, residential or other, was **\$178,929.00**.

By way of comparison, in **May 2002**, there were **913** 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 **\$265,305,132.00** 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 **\$290,586.00**.

There were **2,531** mortgages recorded in **May 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$433,445,804.00**. The average mortgage amount, commercial, residential or other, was **\$171,259.00**.

**REAL ESTATE ACTIVITY THROUGH MAY 2003
AS COMPARED TO THE SAME PERIOD IN 2002.**

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

2003 sales volume: 3,160

2002 sales volume: 3,648

2003 total sales value: \$ 960,821,418.00

2002 total sales value: \$ 956,359,943.00

2003 average sales price: \$304,057.00

2002 average sales price: \$262,160.00

2003 mortgage volume: 20,835

2002 mortgage volume: 13,467

2003 total mortgage value: \$3,644,944,320.00

2002 total mortgage value: \$2,204,952,132.00

2003 average mortgage amount: \$174,943.00

2002 average mortgage amount: \$163,730.00

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

M/Y	Value	% Differential/prior month
June 2002:	\$282,195.00	-2.9%
July 2002:	\$290,108.00	+2.8%
Aug 2002:	\$298,268.00	+2.8%
Sept 2002:	\$291,999.00	-2.1%
Oct 2002:	\$307,872.00	+5.4%
Nov 2002:	\$320,150.00	+4%
Dec 2002:	\$296,730.00	-7.3%
Jan 2003:	\$296,884.00	+0.05%
Feb 2003:	\$280,565.00	-5.5%
Mar 2003:	\$307,623.00	+ 9.7%
Apr 2003:	\$303,720.00	-1.3%
May 2003:	\$321,500.00	+5.9%