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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 DECEMBER AND CALENDAR 2003

SALES NUMBERS FINISH STRONG, MORTGAGE NUMBERS DIP!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales with stated sales values between \$25,000.00 and \$1,000,000.00 in December 2003 was up 5.5% from December 2002 volume and the total value of sales was up 18.8%** from the previous year. The average **individual property sale value was up 12.6%** from the previous year. **There was a 39.7% decrease in the volume of mortgage activity from December 2002 levels.**

Year to date: Sales Volume down 5.2%, Total Sales Value up 8.6%, Average Sales Value up 14.5%, Mortgage Volume up 32.2%.

Register Meade reports that there were **670** deeds recorded at the Barnstable Registry of Deeds in **December 2003** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$223,809,757.00** 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 **December** was **\$334,044.00**.

There were **2,548** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **December** with a total value of **\$494,732,541.00**. The average mortgage amount, commercial, residential or other, was **\$194,165.00**.

By way of comparison, in **December 2002**, there were **635** 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 **\$188,423,277.00** 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 **\$296,730.00**.

There were **4,223** mortgages recorded in **December 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$730,679,161.00**. The average mortgage amount, commercial, residential or other, was **\$173,024.00**.

**REAL ESTATE ACTIVITY THROUGH DECEMBER 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: 8,392
2002 sales volume: 8,849

2003 total sales value: \$ 2,699,715,114.00
2002 total sales value: \$ 2,486,813,785.00

2003 average sales price: \$321,701.00
2002 average sales price: \$281,028.00

2003 mortgage volume: 48,617
2002 mortgage volume: 36,790

2003 total mortgage value: \$8,791,973,700.00
2002 total mortgage value: \$6,254,042,113.00

2003 average mortgage amount: \$180,841.00
2002 average mortgage amount: \$169,993.00

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

M/Y	Value	% Differential/prior month
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%
June 2003:	\$327,312.00	+1.8%
July 2003:	\$323,515.00	-1.2%
Aug 2003:	\$328,760.00	+1.6%
Sept 2003:	\$338,307.00	+2.9%
Oct 2003:	\$332,171.00	-1.8%
Nov 2003:	\$342,956.00	+3.2%
Dec 2003:	\$334,044.00	-2.7%