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**JOHN F. MEADE, REGISTER OF DEEDS**

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF FEBRUARY 2003**

**NUMBERS STAY STRONG!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2003 was up 1.9% over February 2002** volume and the **total value of sales was up 19.3%** from the previous year. The average **individual property sale value was up 17.1%** from the previous year. **There was a 44.3% increase in the volume of mortgage activity from February 2002 levels.**

**Year to date: Sales Volume up 0.8%, Total Sales Value up 16.5%, Average Sales Value up 15.6%, Mortgage Volume up 41.5%.**

Register Meade reports that there were **483** deeds recorded at the Barnstable Registry of Deeds in **February** 2003 with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$135,512,951.00** 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 **\$280,565.00**.

There were **3,549** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **February** with a total value of **\$610,008,908.00**. The average mortgage amount, commercial, residential or other, was **\$171,882.00**.

By way of comparison, in **February** 2002, there were **474** 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 **\$113,590,576.00** 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 **\$239,643.00**.

There were **2,460** mortgages recorded in **February** 2002 with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$391,894,681.00**. The average mortgage amount,

commercial, residential or other, was **\$159,307.00**.

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 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: 1,123

2002 sales volume: 1,114

2003 total sales value: \$ 325,518,474.00

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

2003 average sales price: \$289,865.00

2002 average sales price: \$250,823.00

2003 mortgage volume: 7,573

2002 mortgage volume: 5,354

2003 total mortgage value: \$1,319,829,405.00

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

2003 average mortgage amount: \$174,281.00

2002 average mortgage amount: \$161,418.00

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

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>Mar 2002:</b>	<b>\$254,099.00</b>	<b>+ 6%</b>
<b>Apr 2002:</b>	<b>\$253,800.00</b>	<b>-0.1%</b>
<b>May 2002:</b>	<b>\$290,586.00</b>	<b>+14.5%</b>
<b>June 2002:</b>	<b>\$282,195.00</b>	<b>-2.9%</b>
<b>July 2002:</b>	<b>\$290,108.00</b>	<b>+2.8%</b>
<b>Aug 2002:</b>	<b>\$298,268.00</b>	<b>+2.8%</b>
<b>Sept 2002:</b>	<b>\$291,999.00</b>	<b>-2.1%</b>
<b>Oct 2002:</b>	<b>\$307,872.00</b>	<b>+5.4%</b>
<b>Nov 2002:</b>	<b>\$320,150.00</b>	<b>+4%</b>
<b>Dec 2002:</b>	<b>\$296,730.00</b>	<b>-7.3%</b>
<b>Jan 2003:</b>	<b>\$296,884.00</b>	<b>+0.05%</b>
<b>Feb 2003:</b>	<b>\$280,565.00</b>	<b>-5.5%</b>