

+

COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
P.O. BOX 368
BARNSTABLE, MASSACHUSETTS 02630
Telephone 508-362-7733
Fax 508-362-1917

John F. Meade
Register

David B. Murphy
Assistant Register
Elizabeth W. Mc Adams
Executive Administrative Assistant

JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF JULY 2003

MORTGAGE VOLUME HAS ANOTHER STRONG MONTH!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in July 2003 was down 5.4% from July 2002** volume and the **total value of sales was up 5.8%** from the previous year. The average **individual property sale value was up 11.5%** from the previous year. **There was a 111% increase in the volume of mortgage activity from July 2002 levels.**

Year to date: Sales Volume down 13.1%, Total Sales Value up 0.2%, Average Sales Value up 15.3%, Mortgage Volume up 66.8%.

Register Meade reports that there were **725** deeds recorded at the Barnstable Registry of Deeds in **July 2003** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$234,548,577.00** 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 **July** was **\$323,515.00**.

There were **5,234** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **July** with a total value of **\$967,042,373.00**. The average mortgage amount, commercial, residential or other, was **\$184,762.00**.

By way of comparison, in **July 2002**, there were **766** 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 **\$222,222,831.00** 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 **\$290,108.00**.

There were **2,486** mortgages recorded in **July 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$422,971,874.00**. The average mortgage amount, commercial, residential or other, was **\$170,142.00**.

**REAL ESTATE ACTIVITY THROUGH JULY 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: 4,633

2002 sales volume: 5,331

2003 total sales value: \$ 1,440,199,671.00

2002 total sales value: \$ 1,437,355,452.00

2003 average sales price: \$310,857.00

2002 average sales price: \$269,622.00

2003 mortgage volume: 30,461

2002 mortgage volume: 18,261

2003 total mortgage value: \$5,414,130,860.00

2002 total mortgage value: \$3,009,557,624.00

2003 average mortgage amount: \$177,740.00

2002 average mortgage amount: \$164,807.00

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

| M/Y | Value | % Differential/prior month |
|-------------------|---------------------|-----------------------------------|
| 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% |
| June 2003: | \$327,312.00 | +1.8% |
| July 2003: | \$323,515.00 | -1.2% |