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

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF SEPTEMBER 2003**

**SUMMER WINDS DOWN, BUT REAL ESTATE ACTIVITY STAYS STRONG!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in September 2003 was up 6.6% from September 2002** volume and the **total value of sales was up 23.6%** from the previous year. The average **individual property sale value was up 15.9%** from the previous year. **There was a 28.1% increase in the volume of mortgage activity from September 2002 levels.**

**Year to date: Sales Volume down 8.7%, Total Sales Value up 5%, Average Sales Value up 15.1%, Mortgage Volume up 62.8%.**

Register Meade reports that there were **787** deeds recorded at the Barnstable Registry of Deeds in **September 2003** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$266,247,883.00** 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 **September** was **\$338,307.00**.

There were **4,296** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **September** with a total value of **\$798,372,546.00**. The average mortgage amount, commercial, residential or other, was **\$185,841.00**.

By way of comparison, in **September 2002**, there were **738** 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 **\$215,495,289.00** 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 **\$291,999.00**.

There were **3,353** mortgages recorded in **September 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$590,610,730.00**. The average mortgage amount, commercial, residential or other, was **\$176,144.00**.

**REAL ESTATE ACTIVITY THROUGH SEPTEMBER 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: 6,204  
2002 sales volume: 6,793

2003 total sales value: \$ 1,964,195,510.00  
2002 total sales value: \$ 1,868,796,417.00

2003 average sales price: \$316,601.00  
2002 average sales price: \$275,106.00

2003 mortgage volume: 39,758  
2002 mortgage volume: 24,419

2003 total mortgage value: \$7,133,774,802.00  
2002 total mortgage value: \$4,076,718,943.00

2003 average mortgage amount: \$179,430.00  
2002 average mortgage amount: \$166,948.00

**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>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>
<b>Mar 2003:</b>	<b>\$307,623.00</b>	<b>+ 9.7%</b>
<b>Apr 2003:</b>	<b>\$303,720.00</b>	<b>-1.3%</b>
<b>May 2003:</b>	<b>\$321,500.00</b>	<b>+5.9%</b>
<b>June 2003:</b>	<b>\$327,312.00</b>	<b>+1.8%</b>
<b>July 2003:</b>	<b>\$323,515.00</b>	<b>-1.2%</b>
<b>Aug 2003:</b>	<b>\$328,760.00</b>	<b>+1.6%</b>
<b>Sept 2003:</b>	<b>\$338,307.00</b>	<b>+2.9%</b>