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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 JULY 2004

SOLID MONTH FOR SALES!!!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in July 2004 was up 7.6% from July 2003** volume and the **total value of sales was up 20%** from the previous year. The average **individual property sale value was up 11.4%** from the previous year. **There was a 49.1% decrease in the volume of mortgage activity from July 2003 levels.**

Year to date: Sales Volume up 7.2%, Total Sales Value up 22.7%, Average Sales Value up 14.5%, Mortgage Volume down 32.9%.

Register Meade reports that there were **780** deeds recorded at the Barnstable Registry of Deeds in **July 2004** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$281,181,106.00** 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 **\$360,489.00**.

There were **2,664** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **July** with a total value of **\$508,489,318.00**. The average mortgage amount, commercial, residential or other, was **\$190,874.00**.

By way of comparison, in **July 2003**, there were **725** 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 **\$234,548,577.00** 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 **\$323,515.00**.

There were **5,234** mortgages recorded in **July 2003** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$967,042,373.00**. The average mortgage amount, commercial, residential or other, was **\$184,762.00**

**REAL ESTATE ACTIVITY THROUGH JULY 2004
AS COMPARED TO THE SAME PERIOD IN 2003.**

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

2004 sales volume: 4,965

2003 sales volume: 4,633

2004 total sales value: \$1,766,821,866.00

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

2004 average sales price: \$355,855.00

2003 average sales price: \$310,857.00

2004 mortgage volume: 20,448

2003 mortgage volume: 30,461

2004 total mortgage value: \$4,074,271,252.00

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

2004 average mortgage amount: \$199,250.00

2003 average mortgage amount: \$177,740.00

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

M/Y	Value	% Differential/prior month
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%
Jan	2004: \$346,257.00	+3.7%
Feb	2004: \$317,447.00	-8.3%
Mar	2004: \$344,985.00	+8.7%
Apr	2004: \$359,655.00	+4.3%
May	2004: \$367,247.00	+2.1%
June	2004: \$370,609.00	+0.9%
July	2004: \$360,489.00	-2.7%