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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 AUGUST 2002

SALES VALUE NUMBERS STAY STRONG!!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in August 2002 was down 4.2% compared to August 2001** volume and the **total value of sales was up 20.4%** from the previous year. The average **individual property sale value was up 25.7%** from the previous year. **There was a 19.8% increase in the volume of mortgage activity from August 2001 levels.**

Year to date: Volume of Real Estate Sales is up 4.8%; Total Value of Sales is up 22.9%; Average Sale Value is up 17.3%; and Volume of Mortgages is up 29.5%.

Register Meade reports that there were **724** deeds recorded at the Barnstable Registry of Deeds in **August 2002** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$215,945,676.00** 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 **August** was **\$298,268.00**.

There were **2,805** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **August** with a total value of **\$476,550,589.00**. The average mortgage amount, commercial, residential or other, was **\$169,893.00**.

By way of comparison, in **August 2001**, there were **756** 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 **\$179,409,365.00** 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 **\$237,314.00**.

There were **2,342** mortgages recorded in **August 2001** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$364,591,830.00**. The average mortgage amount, commercial, residential or other, was **\$155,675.00**.

**REAL ESTATE ACTIVITY THROUGH AUGUST 2002
AS COMPARED TO THE SAME PERIOD IN 2001.**

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

2002 sales volume: 6,055

2001 sales volume: 5,776

2002 total sales value: \$ 1,653,301,128.00

2001 total sales value: \$ 1,344,796,240.00

2002 average sales price: \$273,047.00

2001 average sales price: \$232,825.00

2002 mortgage volume: 21,066

2001 mortgage volume: 16,271

2002 total mortgage value: \$3,486,108,213.00

2001 total mortgage value: \$2,578,470,708.00

2002 average mortgage amount: \$165,485.00

2001 average mortgage amount: \$158,470.00

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

M/Y	Value	% Differential/prior month
Sept	2001: \$264,887.00	+11.6%
Oct	2001: \$250,818.00	-5.3%
Nov	2001: \$251,283.00	+0.2%
Dec	2001: \$241,640.00	-3.8%
Jan	2002: \$259,104.00	+7.2%
Feb	2002: \$239,643.00	-8.1%
Mar	2002: \$254,099.00	+ 6%
Apr	2002: \$253,800.00	-0.1%
May	2002: \$290,586.00	+14.5%
June	2002: \$282,195.00	-2.9%
July	2002: \$290,108.00	+2.8%
Aug	2002: \$298,268.00	+2.8%