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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 JUNE 2003

MORTGAGE VOLUME CONTINUES TO CLIMB!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in June 2003 was down 18.4% from June 2002** volume and the **total value of sales was down 5.4%** from the previous year. The average **individual property sale value was up 16%** from the previous year. **There was a 90.3% increase in the volume of mortgage activity from June 2002 levels.**

Year to date: Sales Volume down 14.4%, Total Sales Value down 0.8%, Average Sales Value up 16%, Mortgage Volume up 59.9%.

Register Meade reports that there were **748** deeds recorded at the Barnstable Registry of Deeds in **June 2003** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$244,829,676.00** 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 **June** was **\$327,312.00**.

There were **4,392** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **June** with a total value of **\$802,144,167.00**. The average mortgage amount, commercial, residential or other, was **\$182,638.00**.

By way of comparison, in **June 2002**, there were **917** 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 **\$258,772,678.00** 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 **\$282,195.00**.

There were **2,308** mortgages recorded in **June 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$381,633,618.00**. The average mortgage amount, commercial, residential or other, was **\$165,653.00**.

**REAL ESTATE ACTIVITY THROUGH JUNE 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: 3,908
2002 sales volume: 4,565

2003 total sales value: \$ 1,205,651,094.00
2002 total sales value: \$ 1,215,132,621.00

2003 average sales price: \$308,508.00
2002 average sales price: \$266,185.00

2003 mortgage volume: 25,227
2002 mortgage volume: 15,775

2003 total mortgage value: \$4,447,088,487.00
2002 total mortgage value: \$2,586,585,750.00

2003 average mortgage amount: \$176,283.00
2002 average mortgage amount: \$163,967.00

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

M/Y	Value	% Differential/prior month
July	2002: \$290,108.00	+2.8%
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%