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

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF OCTOBER 2003**

**MORTGAGE VOLUME NUMBERS SEE DECLINE!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2003 was up 8.6% from October 2002** volume and the **total value of sales was up 17.1%** from the previous year. The average **individual property sale value was up 7.9%** from the previous year. **There was an 8.9% decrease in the volume of mortgage activity from October 2002 levels.**

**Year to date: Sales Volume down 6.9%, Total Sales Value up 6.4%, Average Sales Value up 14.4%, Mortgage Volume up 52.6%.**

Register Meade reports that there were **825** deeds recorded at the Barnstable Registry of Deeds in **October 2003** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$274,041,318.00** 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 **October** was **\$332,171.00**.

There were **3,713** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **October** with a total value of **\$680,820,556.00**. The average mortgage amount, commercial, residential or other, was **\$183,361.00**.

By way of comparison, in **October 2002**, there were **760** 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 **\$233,982,584.00** 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 **\$307,872.00**.

There were **4,074** mortgages recorded in **October 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$720,755,455.00**. The average mortgage amount, commercial, residential or other, was **\$176,916.00**.

**REAL ESTATE ACTIVITY THROUGH OCTOBER 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: 7,029

2002 sales volume: 7,553

2003 total sales value: \$ 2,238,236,828.00

2002 total sales value: \$ 2,102,779,001.00

2003 average sales price: \$318,428.00

2002 average sales price: \$278,403.00

2003 mortgage volume: 43,471

2002 mortgage volume: 28,493

2003 total mortgage value: \$7,814,595,358.00

2002 total mortgage value: \$4,797,474,398.00

2003 average mortgage amount: \$179,765.00

2002 average mortgage amount: \$168,374.00

**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>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>
<b>Oct 2003:</b>	<b>\$332,171.00</b>	<b>-1.8%</b>