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**JOHN F. MEADE, REGISTER OF DEEDS**  
**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**  
**FOR THE MONTH OF MARCH 2004**

**REAL ESTATE SALES SEE MARCH MADNESS REBOUND!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2004 was up 9.2% from March 2003** volume and the **total value of sales was up 22.5%** from the previous year. The average **individual property sale value was up 12.2%** from the previous year. **There was a 26.8% decrease in the volume of mortgage activity from March 2003 levels.**

**Year to date: Sales Volume down 3.8%, Total Sales Value up 10%, Average Sales Value up 14.2%, Mortgage Volume down 36%.**

Register Meade reports that there were **662** deeds recorded at the Barnstable Registry of Deeds in **March 2004** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$228,380,278.00** 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 **March** was **\$344,985.00**.

There were **3,291** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **March** with a total value of **\$641,931,439.00**. The average mortgage amount, commercial, residential or other, was **\$195,057.00**.

By way of comparison, in **March 2003**, there were **606** 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 **\$186,419,444.00** 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 **\$307,623.00**.

There were **4,495** mortgages recorded in **March 2003** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$768,409,586.00**. The average mortgage amount, commercial, residential or other, was **\$170,948.00**

**REAL ESTATE ACTIVITY THROUGH MARCH 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: 1,664

2003 sales volume: 1,729

2004 total sales value: \$562,854,962.00

2003 total sales value: \$511,937,918.00

2004 average sales price: \$338,254.00

2003 average sales price: \$296,089.00

2004 mortgage volume: 7,720

2003 mortgage volume: 12,068

2004 total mortgage value: \$1,506,465,966.00

2003 total mortgage value: \$2,088,238,991.00

2004 average mortgage amount: \$195,138.00

2003 average mortgage amount: \$173,039.00

**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>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>
<b>Nov 2003:</b>	<b>\$342,956.00</b>	<b>+3.2%</b>
<b>Dec 2003:</b>	<b>\$334,044.00</b>	<b>-2.7%</b>
<b>Jan 2004:</b>	<b>\$346,257.00</b>	<b>+3.7%</b>
<b>Feb 2004:</b>	<b>\$317,447.00</b>	<b>-8.3%</b>
<b>Mar 2004:</b>	<b>\$344,985.00</b>	<b>+ 8.7%</b>