

+

COMMONWEALTH OF MASSACHUSETTS
BARNSTABLE COUNTY REGISTRY OF DEEDS
P.O. BOX 368
BARNSTABLE, MASSACHUSETTS 02630
Telephone 508-362-7733
Fax 508-362-1917

John F. Meade
Register

David B. Murphy
Assistant Register
Elizabeth W. McAdams
Executive Administrative Assistant

JOHN F. MEADE, REGISTER OF DEEDS

REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY

FOR THE MONTH OF MAY 2004

SALES STAY STRONG!!!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2004 was up 2.6% from May 2003** volume and the **total value of sales was up 17.2%** from the previous year. The average **individual property sale value was up 14.2%** from the previous year. **There was a 25% decrease in the volume of mortgage activity from May 2003 levels.**

Year to date: Sales Volume up 4 %, Total Sales Value up 20%, Average Sales Value up 15.4%, Mortgage Volume down 30%.

Register Meade reports that there were **823** deeds recorded at the Barnstable Registry of Deeds in **May 2004** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$302,244,420.00** 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 **May** was **\$367,247.00**.

There were **3,257** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **May** with a total value of **\$673,064,838.00**. The average mortgage amount, commercial, residential or other, was **\$206,652.00**.

By way of comparison, in **May 2003**, there were **802** 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 **\$257,843,377.00** 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 **\$321,500.00**.

There were **4340** mortgages recorded in **May 2003** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$776,552,089.00**. The average mortgage amount, commercial, residential or other, was **\$178,929.00**

**REAL ESTATE ACTIVITY THROUGH MAY 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: 3,286

2003 sales volume: 3,160

2004 total sales value: \$1,152,463,422.00

2003 total sales value: \$960,821,418.00

2004 average sales price: \$350,719.00

2003 average sales price: \$304,057.00

2004 mortgage volume: 14,616

2003 mortgage volume: 20,835

2004 total mortgage value: \$2,907,008,756.00

2003 total mortgage value: \$3,644,944,320.00

2004 average mortgage amount: \$198,892.00

2003 average mortgage amount: \$174,943.00

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

M/Y	Value	% Differential/prior month
June	2003: \$327,312.00	+1.8%
July	2003: \$323,515.00	-1.2%
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%