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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 DECEMBER 2002

FLURRY OF ACTIVITY AS YEAR ENDS ON HIGH NOTE!!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in December 2002 was up 11% compared to December 2001** volume and the **total value of sales was up 36.3%** from the previous year. The average **individual property sale value was up 22.8%** from the previous year. **There was a 23.6% increase in the volume of mortgage activity from December 2001 levels.**

Year to date: Volume of Real Estate Sales is up 6%; Total Value of Sales is up 24.7%; Average Sale Value is up 17.6%; and Volume of Mortgages is up 35.5%.

Register Meade reports that there were **635** deeds recorded at the Barnstable Registry of Deeds in **December 2002** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$188,423,277.00** 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 **December** was **\$296,730.00**.

There were **4,223** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **December** with a total value of **\$730,679,161.00**. The average mortgage amount, commercial, residential or other, was **\$173,024.00**.

By way of comparison, in **December 2001**, there were **572** 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 **\$138,217,885.00** 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 **\$241,640.00**.

There were **3,417** mortgages recorded in **December 2001** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$554,097,665.00**. The average mortgage amount, commercial, residential or other, was **\$162,159.00**.

**REAL ESTATE ACTIVITY THROUGH DECEMBER 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: 8,849

2001 sales volume: 8,349

2002 total sales value: \$ 2,486,813,785.00

2001 total sales value: \$ 1,994,788,956.00

2002 average sales price: \$281,028.00

2001 average sales price: \$238,926.00

2002 mortgage volume: 36,790

2001 mortgage volume: 27,146

2002 total mortgage value: \$6,254,042,113.00

2001 total mortgage value: \$4,327,299,488.00

2002 average mortgage amount: \$169,993.00

2001 average mortgage amount: \$159,408.00

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

M/Y	Value	% Differential/prior month
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%
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%