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

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF OCTOBER 2002**

**HALLOWEEN SCARES UP SOME STRONG NUMBERS!!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2002 was up 5.9% compared to October 2001** volume and the **total value of sales was up 29.9%** from the previous year. The average **individual property sale value was up 22.8%** from the previous year. **There was a 58.5% increase in the volume of mortgage activity from October 2001 levels.**

**Year to date: Volume of Real Estate Sales is up 5.2%; Total Value of Sales is up 23.3%; Average Sale Value is up 17%; and Volume of Mortgages is up 36.7%.**

Register Meade reports that there were **760** deeds recorded at the Barnstable Registry of Deeds in **October 2002** 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.

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 **\$307,872.00**.

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

By way of comparison, in **October 2001**, there were **718** 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 **\$180,087,783.00** 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 **\$250,818.00**.

There were **1,459** mortgages recorded in **October 2001** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$214,815,833.00**. The average mortgage amount, commercial, residential or other, was **\$147,235.00**.

**REAL ESTATE ACTIVITY THROUGH OCTOBER 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: 7,553

2001 sales volume: 7,177

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

2001 total sales value: \$ 1,705,801,185.00

2002 average sales price: \$278,403.00

2001 average sales price: \$237,676.00

2002 mortgage volume: 28,493

2001 mortgage volume: 20,850

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

2001 total mortgage value: \$3,310,056,525.00

2002 average mortgage amount: \$168,374.00

2001 average mortgage amount: \$158,755.00

**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</b>	<b>2001: \$251,283.00</b>	<b>+0.2%</b>
<b>Dec</b>	<b>2001: \$241,640.00</b>	<b>-3.8%</b>
<b>Jan</b>	<b>2002: \$259,104.00</b>	<b>+7.2%</b>
<b>Feb</b>	<b>2002: \$239,643.00</b>	<b>-8.1%</b>
<b>Mar</b>	<b>2002: \$254,099.00</b>	<b>+ 6%</b>
<b>Apr</b>	<b>2002: \$253,800.00</b>	<b>-0.1%</b>
<b>May</b>	<b>2002: \$290,586.00</b>	<b>+14.5%</b>
<b>June</b>	<b>2002: \$282,195.00</b>	<b>-2.9%</b>
<b>July</b>	<b>2002: \$290,108.00</b>	<b>+2.8%</b>
<b>Aug</b>	<b>2002: \$298,268.00</b>	<b>+2.8%</b>
<b>Sept</b>	<b>2002: \$291,999.00</b>	<b>-2.1%</b>
<b>Oct</b>	<b>2002: \$307,872.00</b>	<b>+5.4%</b>