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

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF JANUARY 2003**

**SOLIDSTART TO THE NEW YEAR!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in January 2003 was the same as** January 2002 volume and the **total value of sales was up 14.6%** from the previous year. The average **individual property sale value was up 14.6%** from the previous year. **There was a 39.1% increase in the volume of mortgage activity from January 2002 levels.**

Register Meade reports that there were **640** deeds recorded at the Barnstable Registry of Deeds in January 2003 with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$190,005,523.00** 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 January was **\$296,884.00.**

There were **4,024** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in January with a total value of **\$709,820,497.00.** The average mortgage amount, commercial, residential or other, was **\$176,397.00.**

By way of comparison, in January 2002, there were **640** 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 **\$165,826,849.00** 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 **\$259,104.00.**

There were **2,894** mortgages recorded in January 2002 with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$472,336,093.00.** The average mortgage amount, commercial, residential or other, was **\$163,212.00.**

**REAL ESTATE ACTIVITY THROUGH JANUARY 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: 640

2002 sales volume: 640

2003 total sales value: \$ 190,005,523.00

2002 total sales value: \$ 165,826,849.00

2003 average sales price: \$296,884.00

2002 average sales price: \$259,104.00

2003 mortgage volume: 4,024

2002 mortgage volume: 2,894

2003 total mortgage value: \$709,820,497.00

2002 total mortgage value: \$472,336,093.00

2003 average mortgage amount: \$176,397.00

2002 average mortgage amount: \$163,212.00

**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>Feb 2002:</b>	<b>\$239,643.00</b>	<b>-8.1%</b>
<b>Mar 2002:</b>	<b>\$254,099.00</b>	<b>+ 6%</b>
<b>Apr 2002:</b>	<b>\$253,800.00</b>	<b>-0.1%</b>
<b>May 2002:</b>	<b>\$290,586.00</b>	<b>+14.5%</b>
<b>June 2002:</b>	<b>\$282,195.00</b>	<b>-2.9%</b>
<b>July 2002:</b>	<b>\$290,108.00</b>	<b>+2.8%</b>
<b>Aug 2002:</b>	<b>\$298,268.00</b>	<b>+2.8%</b>
<b>Sept 2002:</b>	<b>\$291,999.00</b>	<b>-2.1%</b>
<b>Oct 2002:</b>	<b>\$307,872.00</b>	<b>+5.4%</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>