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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 MARCH 2003

SALES VOLUME DIPS, VALUES STAY STRONG!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in March 2003 was down 20.3% from March 2002** volume and the **total value of sales was down 3.5%** from the previous year. The average **individual property sale value was up 21.1%** from the previous year. **There was a 57.1% increase in the volume of mortgage activity from March 2002 levels.**

Year to date: Sales Volume down 7.7%, Total Sales Value up 8.3%, Average Sales Value up 17.4%, Mortgage Volume up 46.9%.

Register Meade reports that there were **606** deeds recorded at the Barnstable Registry of Deeds in **March 2003** 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.

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 **\$307,623.00**.

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

By way of comparison, in **March 2002**, there were **760** 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 **\$193,115,450.00** 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 **\$254,099.00**.

There were **2,862** mortgages recorded in **March 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$456,721,021.00**. The average mortgage amount, commercial, residential or other, was **\$159,581.00**.

**REAL ESTATE ACTIVITY THROUGH MARCH 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: 1,729

2002 sales volume: 1,874

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

2002 total sales value: \$ 472,532,875.00

2003 average sales price: \$296,089.00

2002 average sales price: \$252,152.00

2003 mortgage volume: 12,068

2002 mortgage volume: 8,216

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

2002 total mortgage value: \$1,320,951,795.00

2003 average mortgage amount: \$173,039.00

2002 average mortgage amount: \$160,778.00

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

M/Y	Value	% Differential/prior month
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%
Jan	2003: \$296,884.00	+0.05%
Feb	2003: \$280,565.00	-5.5%
Mar	2003: \$307,623.00	+ 9.7%