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

**REPORT OF BARNSTABLE COUNTY REAL ESTATE ACTIVITY**

**FOR THE MONTH OF MAY 2003**

**SALES VOLUME STILL OWN, VALUES CLIMB!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in May 2003 was down 12.2% from May 2002** volume and the **total value of sales was down 2.8%** from the previous year. The average **individual property sale value was up 10.6%** from the previous year. **There was a 71.5% increase in the volume of mortgage activity from May 2002 levels.**

**Year to date: Sales Volume down 13.4%, Total Sales Value up 0.5%, Average Sales Value up 16%, Mortgage Volume up 54.7%.**

Register Meade reports that there were **802** deeds recorded at the Barnstable Registry of Deeds in **May 2003** 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.

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 **\$321,500.00**.

There were **4,340** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **May** with a total value of **\$776,552,089.00**. The average mortgage amount, commercial, residential or other, was **\$178,929.00**.

By way of comparison, in **May 2002**, there were **913** 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 **\$265,305,132.00** 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 **\$290,586.00**.

There were **2,531** mortgages recorded in **May 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$433,445,804.00**. The average mortgage amount, commercial, residential or other, was **\$171,259.00**.

**REAL ESTATE ACTIVITY THROUGH MAY 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: 3,160

2002 sales volume: 3,648

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

2002 total sales value: \$ 956,359,943.00

2003 average sales price: \$304,057.00

2002 average sales price: \$262,160.00

2003 mortgage volume: 20,835

2002 mortgage volume: 13,467

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

2002 total mortgage value: \$2,204,952,132.00

2003 average mortgage amount: \$174,943.00

2002 average mortgage amount: \$163,730.00

**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>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>
<b>Feb 2003:</b>	<b>\$280,565.00</b>	<b>-5.5%</b>
<b>Mar 2003:</b>	<b>\$307,623.00</b>	<b>+ 9.7%</b>
<b>Apr 2003:</b>	<b>\$303,720.00</b>	<b>-1.3%</b>
<b>May 2003:</b>	<b>\$321,500.00</b>	<b>+5.9%</b>