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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 NOVEMBER 2003

SALES NUMBERS STRONG, MORTGAGE NUMBERS CONTINUE DECLINE!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales with stated sales values between \$25,000.00 and \$1,000,000.00 in November 2003 was up 4.8% from November 2002 volume and the total value of sales was up 12.3% from the previous year. The average individual property sale value was up 7.1% from the previous year. There was a 36.2% decrease in the volume of mortgage activity from November 2002 levels.**

Year to date: Sales Volume down 6%, Total Sales Value up 7.7%, Average Sales Value up 14.6%, Mortgage Volume up 41.5%.

Register Meade reports that there were **693** deeds recorded at the Barnstable Registry of Deeds in **November 2003** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$237,668,529.00** 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 **November** was **\$342,956.00**.

There were **2,598** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **November** with a total value of **\$482,645,801.00**. The average mortgage amount, commercial, residential or other, was **\$185,776.00**.

By way of comparison, in **November 2002**, there were **661** 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 **\$211,619,150.00** 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 **\$320,150.00**.

There were **4,074** mortgages recorded in **November 2002** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$725,888,554.00**. The average mortgage amount, commercial, residential or other, was **\$178,176.00**.

**REAL ESTATE ACTIVITY THROUGH NOVEMBER 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: 7,722

2002 sales volume: 8,214

2003 total sales value: \$ 2,475,905,357.00

2002 total sales value: \$ 2,298,390,508.00

2003 average sales price: \$320,630.00

2002 average sales price: \$279,813.00

2003 mortgage volume: 46,069

2002 mortgage volume: 32,567

2003 total mortgage value: \$8,297,241,159.00

2002 total mortgage value: \$5,523,362,952.00

2003 average mortgage amount: \$180,105.00

2002 average mortgage amount: \$169,600.00

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

M/Y	Value	% Differential/prior month
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%
Apr 2003:	\$303,720.00	-1.3%
May 2003:	\$321,500.00	+5.9%
June 2003:	\$327,312.00	+1.8%
July 2003:	\$323,515.00	-1.2%
Aug 2003:	\$328,760.00	+1.6%
Sept 2003:	\$338,307.00	+2.9%
Oct 2003:	\$332,171.00	-1.8%
Nov 2003:	\$342,956.00	+3.2%