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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 AUGUST 2004**

**MORTGAGE VOLUME CONTINUES TO SLIDE!**

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in August 2004 was down 7% from August 2003** volume and the **total value of sales was up 1.1%** from the previous year. The average **individual property sale value was up 8.7%** from the previous year. **There was a 49.6% decrease in the volume of mortgage activity from August 2003 levels.**

**Year to date: Sales Volume up 5.1%, Total Sales Value up 19.4%, Average Sales Value up 13.6%, Mortgage Volume down 35.2%.**

Register Meade reports that there were **729** deeds recorded at the Barnstable Registry of Deeds in **August 2004** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$260,454,797.00** 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 **August** was **\$357,277.00**.

There were **2,519** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **August** with a total value of **\$481,846,906.00**. The average mortgage amount, commercial, residential or other, was **\$191,285.00**.

By way of comparison, in **August 2003**, there were **784** 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 **\$257,747,956.00** 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 **\$328,760.00**.

There were **5,001** mortgages recorded in **August 2003** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$921,271,396.00**. The average mortgage amount, commercial, residential or other, was **\$184,217.00**

**REAL ESTATE ACTIVITY THROUGH AUGUST 2004  
AS COMPARED TO THE SAME PERIOD IN 2003.**

All figures are based on sales or mortgages between \$25,000.00 and \$1,000,000.00.

2004 sales volume: 5,694

2003 sales volume: 5,417

2004 total sales value: \$2,027,276,663.00

2003 total sales value: \$1,697,947,627.00

2004 average sales price: \$356,037.00

2003 average sales price: \$313,448.00

2004 mortgage volume: 22,967

2003 mortgage volume: 35,462

2004 total mortgage value: \$4,556,118,158.00

2003 total mortgage value: \$6,335,402,256.00

2004 average mortgage amount: \$198,377.00

2003 average mortgage amount: \$178,653.00

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

<b>M/Y</b>	<b>Value</b>	<b>% Differential/prior month</b>
<b>Sept</b>	<b>2003: \$338,307.00</b>	<b>+2.9%</b>
<b>Oct</b>	<b>2003: \$332,171.00</b>	<b>-1.8%</b>
<b>Nov</b>	<b>2003: \$342,956.00</b>	<b>+3.2%</b>
<b>Dec</b>	<b>2003: \$334,044.00</b>	<b>-2.7%</b>
<b>Jan</b>	<b>2004: \$346,257.00</b>	<b>+3.7%</b>
<b>Feb</b>	<b>2004: \$317,447.00</b>	<b>-8.3%</b>
<b>Mar</b>	<b>2004: \$344,985.00</b>	<b>+8.7%</b>
<b>Apr</b>	<b>2004: \$359,655.00</b>	<b>+4.3%</b>
<b>May</b>	<b>2004: \$367,247.00</b>	<b>+2.1%</b>
<b>June</b>	<b>2004: \$370,609.00</b>	<b>+0.9%</b>
<b>July</b>	<b>2004: \$360,489.00</b>	<b>-2.7%</b>
<b>Aug</b>	<b>2004: \$357,277.00</b>	<b>-0.9%</b>