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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 FEBRUARY 2004

REAL ESTATE VOLUME FEELS WINTER CHILL!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2004 was down 10.4% from February 2003** volume and the **total value of sales was up 1.4%** from the previous year. The average **individual property sale value was up 13.2%** from the previous year. **There was a 36.6% decrease in the volume of mortgage activity from February 2003 levels.**

Year to date: Sales Volume down 10.8%, Total Sales Value up 2.8%, Average Sales Value up 15.2%, Mortgage Volume down 41.5%.

Register Meade reports that there were **433** deeds recorded at the Barnstable Registry of Deeds in **February** 2004 with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$137,454,486.00** 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 **February** was **\$317,447.00**.

There were **2,249** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **February** with a total value of **\$426,426,899.00**. The average mortgage amount, commercial, residential or other, was **\$189,607.00**.

By way of comparison, in **February** 2003, there were **483** 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 **\$135,512,951.00** 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 **\$280,565.00**.

There were **3,549** mortgages recorded in **February** 2003 with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$610,008,908.00**. The average mortgage amount, commercial, residential or other, was **\$171,882.00**

**REAL ESTATE ACTIVITY THROUGH FEBRUARY 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: 1,002

2003 sales volume: 1,123

2004 total sales value: \$334,474,684.00

2003 total sales value: \$325,518,474.00

2004 average sales price: \$333,807.00

2003 average sales price: \$289,865.00

2004 mortgage volume: 4,429

2003 mortgage volume: 7,573

2004 total mortgage value: \$864,534,527.00

2003 total mortgage value: \$1,319,829,405.00

2004 average mortgage amount: \$195,199.00

2003 average mortgage amount: \$174,281.00

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

M/Y	Value	% Differential/prior month
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%
Dec 2003:	\$334,044.00	-2.7%
Jan 2004:	\$346,257.00	+3.7%
Feb 2004:	\$317,447.00	-8.3%