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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 OCTOBER 2004

SALES VALUE CONTINUES STRONG RUN!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in October 2004 was down 2.9% from October 2003** volume and the **total value of sales was up 14.2%** from the previous year. The average **individual property sale value was up 17.6%** from the previous year. **There was a 28.4% decrease in the volume of mortgage activity from October 2003 levels.**

Year to date: Sales Volume up 2.8%, Total Sales Value up 17%, Average Sales Value up 13.8%, Mortgage Volume down 35%.

Register Meade reports that there were **801** deeds recorded at the Barnstable Registry of Deeds in **October 2004** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$312,935,774.00** 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 **October** was **\$390,681.00**.

There were **2,659** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **October** with a total value of **\$542,232,760.00**. The average mortgage amount, commercial, residential or other, was **\$203,924.00**.

By way of comparison, in **October 2003**, there were **825** 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 **\$274,041,318.00** 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 **\$332,171.00**.

There were **3,713** mortgages recorded in **October 2003** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$680,820,556.00**. The average mortgage amount, commercial, residential or other, was **\$183,361.00**

**REAL ESTATE ACTIVITY THROUGH OCTOBER 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: **7,229**

2003 sales volume: 7,029

2004 total sales value: **\$2,619,730,063.00**

2003 total sales value: \$2,238,236,828.00

2004 average sales price: **\$362,392.00**

2003 average sales price: \$318,428.00

2004 mortgage volume: **28,138**

2003 mortgage volume: 43,471

2004 total mortgage value: **\$5,611,305,438.00**

2003 total mortgage value: \$7,814,595,358.00

2004 average mortgage amount: **\$199,421.00**

2003 average mortgage amount: \$179,765.00

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

M/Y	Value	% Differential/prior month
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%
Mar 2004:	\$344,985.00	+8.7%
Apr 2004:	\$359,655.00	+4.3%
May 2004:	\$367,247.00	+2.1%
June 2004:	\$370,609.00	+0.9%
July 2004:	\$360,489.00	-2.7%
Aug 2004:	\$357,277.00	-0.9%
Sept 2004:	\$380,814.00	+6.6%
Oct 2004:	\$390,681.00	+2.6%