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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 2005

VALUE UP, VOLUME FLAT!

Barnstable County Register of Deeds, John F. Meade, reports that the **volume of real estate sales in February 2005 was up 2.3% from February 2004** volume and the **total value of sales was up 14.3%** from the previous year. The average **individual property sale value was up 11.8%** from the previous year. **There was a 15.8% decrease in the volume of mortgage activity from February 2004 levels.**

Year to Date: Sales Volume is down 2.7%; Total Sales Value is up 7.2%; Individual sales value is up 10.1%; Mortgage volume is down 9.1%.

Register Meade reports that there were **443** deeds recorded at the Barnstable Registry of Deeds in **February 2005** with stated sales values between \$25,000.00 and \$1,000,000.00, representing a stated value of **\$157,153,391.00** 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 **\$354,748.00.**

There were **1,894** mortgages recorded with values between \$25,000.00 and \$1,000,000.00 in **February** with a total value of **\$408,750,218.00.** The average mortgage amount, commercial, residential or other, was **\$215,813.00.**

By way of comparison, in **February 2004**, there were **433** 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 **\$137,454,486.00** 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 **\$317,447.00.**

There were **2,249** mortgages recorded in **February 2004** with values between \$25,000.00 and \$1,000,000.00 with a total value of **\$426,426,899.00.** The average mortgage amount,

commercial, residential or other, was **\$189,607.00**.

REAL ESTATE ACTIVITY THROUGH FEBRUARY 2005 AS COMPARED TO THE SAME PERIOD IN 2004.

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

2005 sales volume: **975**

2004 sales volume: **1002**

2005 total sales value: **\$358,486,761.00**

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

2005 average sales price: **\$367,679.00**

2004 average sales price: **\$333,807.00**

2005 mortgage volume: **4,024**

2004 mortgage volume: **4,429**

2005 total mortgage value: **\$845,580,692.00**

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

2005 average mortgage amount: **\$210,134.00**

2004 average mortgage amount: **\$195,199.00**

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

M/Y	Value	% Differential/prior month
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%
Nov	2004: \$398,042.00	+1.9%
Dec	2004: \$361,852.00	-9.1%
Jan	2005: \$378,446.00	+4.6%
Feb	2005: \$354,748.00	- 6.3%