

## **Historical Sales Data By Style**

The following pages reflect the historical sales data by style for the Town of Greece. The statistical information provides a broad look of sales trends for the years 2014 through 12/31/2016. Taken into consideration are the arms-length sales of homes in Greece disseminated by year to include the average square footage, year built, sales price, dollar per square foot sold and the number sold during the specified year. The average is also established for the most recent 3 year period taking into account the above criteria.

The lower portion of each chart further delineates the sales information based on the age ranges of each style of home. This section is based on the same parameters as noted above, and these averages may be used as a commonly prescribed indicator in developing market value based on the year built.

## Town-Wide Sales 1/1/2014 – 12/31/2016

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1334	1974	\$137,187	\$101.23	582	7789
02 – Raised Ranch	1757	1974	\$125,008	\$73.93	79	1016
03 – Split Level	1669	1967	\$127,227	\$76.77	277	4030
04 – Cape Cod	1370	1947	\$96,523	\$71.48	393	4923
05 – Colonial	1961	1986	\$177,424	\$89.53	706	8254
06 – Contemporary	2227	1991	\$216,952	\$96.55	94	1353
08 – Old Style	1395	1929	\$113,819	\$83.14	181	2767
09 – Cottage	631	1921	\$104,710	\$161.98	6	42
11 – Log House	1760	1964	\$265,000	\$150.57	1	6
12 – Duplex	-	-	-	-	0	68
13 – Bungalow	884	1935	\$72,171	\$83.82	22	317
15 – Townhouse	1402	1996	\$146,525	\$102.31	141	1036
Other Styles	-	-	-	-	0	4
<b>Total Avg</b>	<b>1603</b>	<b>1971</b>	<b>\$141,810</b>	<b>\$88.20</b>	<b>2482</b>	<b>31,605</b>

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 01 - Ranches**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	1315	1975	\$135,519	\$101.37	230
<b>2015</b>	1323	1973	\$135,336	\$100.33	228
<b>2016</b>	1366	1975	\$141,426	\$102.14	124
<b>Total Avg</b>	<b>1334</b>	<b>1974</b>	<b>\$137,187</b>	<b>\$101.23</b>	<b>582</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1247	1939	\$126,466	\$92.44	18
<b>1950 – 1959</b>	1147	1955	\$103,215	\$90.81	177
<b>1960 – 1969</b>	1301	1965	\$118,044	\$91.21	117
<b>1970 – 1979</b>	1344	1974	\$122,000	\$91.28	55
<b>1980 – 1989</b>	1432	1984	\$147,763	\$103.81	56
<b>1990 – 1999</b>	1466	1996	\$170,458	\$116.57	41
<b>2000 – 2009</b>	1595	2005	\$195,943	\$122.15	50
<b>2010 - 2016</b>	1618	2014	\$211,498	\$130.27	68

**Town-wide Sales**  
**1/1/2014 – 12/31/2016**

**Style 02 – Raised Ranch**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	1904	1971	\$128,974	\$69.27	23
<b>2015</b>	1728	1976	\$121,322	\$72.24	30
<b>2016</b>	1751	1974	\$126,692	\$75.86	24
<b>Total Avg</b>	<b>1757</b>	<b>1974</b>	<b>\$125,008</b>	<b>\$73.93</b>	<b>77</b>
<b>Year Built</b>					
<b>1960 – 1969</b>	1822	1965	\$121,909	\$69.11	42
<b>1970 – 1979</b>	1916	1976	\$133,975	\$71.11	12
<b>1980 – 1989</b>	1703	1983	\$126,234	\$75.48	13
<b>1990 – 1999</b>	1368	1997	\$130,921	\$99.80	8
<b>2000 – 2009</b>	1281	2005	\$111,500	\$87.04	2

**Town-wide Sales**  
**1/1/2014 – 12/31/2016**

**Style 03 – Split Levels**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	1682	1967	\$123,885	\$74.63	91
<b>2015</b>	1670	1968	\$130,329	\$78.20	128
<b>2016</b>	1644	1965	\$126,096	\$77.07	58
<b>Total Avg</b>	1669	1967	\$127,227	\$76.78	277
<b>Year Built</b>					
<b>&lt;1950</b>	1337	1949	\$94,940	\$70.77	5
<b>1950 – 1959</b>	1377	1955	\$103,357	\$75.91	57
<b>1960 – 1969</b>	1743	1965	\$125,878	\$72.61	131
<b>1970 – 1979</b>	1760	1975	\$139,898	\$80.22	60
<b>1980 – 1989</b>	1751	1984	\$150,173	\$86.33	23
<b>1990 – 1999</b>	2481	1992	\$187,000	\$75.37	1

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 04 – Cape Cods**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	1399	1948	\$97,965	\$70.92	138
<b>2015</b>	1364	1945	\$93,143	\$69.20	174
<b>2016</b>	1308	1947	\$94,880	\$74.38	81
<b>Total Avg</b>	<b>1370</b>	<b>1947</b>	<b>\$96,523</b>	<b>\$71.48</b>	<b>393</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1282	1939	\$87,382	\$69.48	205
<b>1950 – 1959</b>	1442	1954	\$102,607	\$72.92	174
<b>1960 – 1969</b>	1780	1964	\$120,946	\$68.74	13
<b>1970 – 1979</b>	1921	1978	\$179,100	\$93.73	3
<b>1980 – 1989</b>	-	-	-	-	-
<b>1990 – 1999</b>	2720	1995	\$255,000	\$93.75	1
<b>2000 – 2010</b>	1653	2004	\$185,000	\$111.92	1
<b>2010 - 2016</b>	2363	2014	\$387,499	\$163.99	1

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 5 – Colonials**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	1969	1985	\$177,223	\$88.87	279
<b>2015</b>	1973	1985	\$176,781	\$88.94	293
<b>2016</b>	1964	1987	\$182,057	\$91.61	134
<b>Total Avg</b>	1961	1986	\$177,424	\$89.53	706
<b>Year Built</b>					
<b>&lt;1950</b>	1435	1939	\$108,656	\$77.32	23
<b>1950 – 1959</b>	1573	1955	\$116,619	\$74.32	45
<b>1960 – 1969</b>	1786	1965	\$131,987	\$74.67	99
<b>1970 – 1979</b>	1874	1976	\$151,109	\$81.01	94
<b>1980 – 1989</b>	1894	1985	\$162,150	\$85.79	177
<b>1990 – 1999</b>	2139	1994	\$197,467	\$92.61	119
<b>2000 – 2009</b>	2263	2004	\$242,379	\$107.37	82
<b>2010 – 2016</b>	2133	2014	\$236,349	\$109.44	67

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 06 – Contemporary**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	2137	1990	\$206,464	\$96.79	30
<b>2015</b>	2331	1991	\$231,377	\$97.71	37
<b>2016</b>	2166	1989	\$212,322	\$97.03	27
<b>Total Avg</b>	<b>2227</b>	<b>1991</b>	<b>\$216,952</b>	<b>\$96.55</b>	<b>94</b>
<b>Year Built</b>					
<b>1960 - 1969</b>	1872	1967	\$135,000	\$72.11	1
<b>1970 – 1979</b>	1886	1975	\$199,225	\$104.13	4
<b>1980 – 1989</b>	2182	1986	\$200,539	\$91.73	59
<b>1990 – 1999</b>	2321	1994	\$228,265	\$97.91	20
<b>2000 – 2009</b>	2918	2005	\$338,800	\$113.85	3
<b>2010 – 2016</b>	2427	2015	\$295,559	\$121.11	7



**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 08 – Old Styles**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	1362	1934	\$109,164	\$79.86	61
<b>2015</b>	1466	1925	\$111,408	\$79.57	83
<b>2016</b>	1351	1930	\$116,763	\$85.73	37
<b>Total Avg</b>	1395	1929	\$113,819	\$83.14	181
<b>Year Built</b>					
<b>&lt;1950</b>	1410	1928	\$115,039	\$83.17	176
<b>1950-1959</b>	1115	1953	\$94,880	\$87.15	5

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 09 – Cottages**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	756	1912	\$140,000	\$185.19	1
<b>2015</b>	544	1926	\$77,850	\$140.92	3
<b>2016</b>	704	1922	\$127,250	\$182.14	2
<b>Total Avg</b>	<b>631</b>	<b>1921</b>	<b>\$104,710</b>	<b>\$161.98</b>	<b>6</b>
<b>Year Built</b>					
<b>&lt;1950</b>	704	1922	\$127,250	\$182.14	2

**Town-wide Sales**  
**1/1/2014 – 12/31/2016**

**Style 11 – Log House**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2013</b>					
<b>2014</b>	1760	1964	\$265,000	\$150.57	1
<b>2015</b>					
<b>Total Avg</b>	<b>1760</b>	<b>1964</b>	<b>\$265,000</b>	<b>\$150.57</b>	<b>1</b>
<b>Year Built</b>					
<b>1960 – 1969</b>	1760	1964	\$265,000	\$150.57	1

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 12 – Duplex**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2013</b>	1758	1964	\$116,500	\$66.37	2
<b>2014</b>					
<b>2015</b>					
<b>Total Avg</b>	1758	1964	\$116,500	\$66.37	2
<b>Year Built</b>					
<b>1960-1969</b>	1758	1964	\$116,500	\$66.37	2

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 13 – Bungalows**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	961	1939	\$73,827	\$79.49	11
<b>2015</b>	889	1934	\$72,069	\$82.52	8
<b>2016</b>	809	1928	\$71,565	\$91.15	3
<b>Total Avg</b>	<b>884</b>	<b>1935</b>	<b>\$72,171</b>	<b>\$83.82</b>	<b>22</b>
<b>Year Built</b>					
<b>&lt; 1950</b>	896	1932	\$72,522	\$83.26	20
<b>1950 - 1959</b>	735	1953	\$69,750	\$93.99	2

**Town-wide Sales  
1/1/2014 – 12/31/2016**

**Style 15 – Townhouses**

<b>Year</b>	<b>Avg s/f</b>	<b>Avg Yr Blt</b>	<b>Avg Sales Price</b>	<b>Avg \$ s/f</b>	<b># Sold</b>
<b>2014</b>	1381	1997	\$151,956	\$106.72	46
<b>2015</b>	1448	1997	\$149,721	\$101.33	67
<b>2016</b>	1319	1993	\$126,012	\$94.99	28
<b>Total Avg</b>	1402	1996	\$146,525	\$102.31	141
<b>Year Built</b>					
<b>1960 – 1969</b>					
<b>1970 – 1979</b>	1080	1974	\$65,000	\$60.19	1
<b>1980 – 1989</b>	1281	1986	\$109,578	\$85.48	75
<b>1990 – 1999</b>	1285	1995	\$123,510	\$96.17	20
<b>2000 - 2009</b>	1648	2006	\$176,821	\$108.41	19
<b>2010 – 2016</b>	1638	2014	\$243,611	\$148.35	26