

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 2015 through 10/13/2017. 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 1/1/2015 – 10/13/2017

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1329	1974	\$137,732	\$102.83	728	7826
02 – Raised Ranch	1755	1974	\$129,277	\$76.37	105	1015
03 – Split Level	1681	1967	\$132,713	\$79.29	380	4030
04 – Cape Cod	1347	1946	\$95,735	\$72.22	531	4922
05 – Colonial	1946	1985	\$178,178	\$91.04	863	8282
06 – Contemporary	2282	1990	\$224,894	\$97.70	129	1364
08 – Old Style	1415	1930	\$111,103	\$80.40	252	2760
09 – Cottage	599	1923	\$95,887	\$156.19	4	42
11 – Log House	-	-	-	-	-	6
12 – Duplex	2235	1987	\$150,500	\$68.28	5	68
13 – Bungalow	851	1933	\$72,244	\$85.96	19	317
15 – Townhouse	1395	1995	\$144,714	\$101.96	160	1052
Other Styles	-	-	-	-	-	4
Total Avg	1603	1969	\$142,175	\$88.70	3176	31,688

Town-wide Sales 1/1/2015 – 10/13/2017

Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	1323	1973	\$135,336	\$100.33	239
2016	1339	1974	\$137,843	\$102.38	266
2017	1314	1974	\$139,561	\$105.93	223
Total Avg	1329	1974	\$137,732	\$102.83	728
Year Built					
<1950	987	1942	\$85,741	\$89.37	20
1950 – 1959	1160	1955	\$106,376	\$92.96	237
1960 – 1969	1272	1964	\$118,897	\$94.49	147
1970 – 1979	1383	1975	\$127,967	\$93.48	81
1980 – 1989	1502	1985	\$154,206	\$103.76	73
1990 – 1999	1387	1995	\$166,275	\$121.06	33
2000 – 2009	1609	2004	\$203,824	\$126.24	55
2010 - 2017	1583	2015	\$213,966	\$134.94	82

Town-wide Sales
1/1/2015 – 10/13/2017

Style 02 – Raised Ranch

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	1728	1976	\$121,322	\$72.24	31
2016	1764	1974	\$131,649	\$77.33	45
2017	1812	1972	\$134,834	\$77.96	29
Total Avg	1756	1974	\$129,277	\$76.37	105
Year Built					
1960 – 1969	1813	1964	\$126,408	\$72.27	58
1970 – 1979	1915	1976	\$134,887	\$71.60	16
1980 – 1989	1791	1983	\$133,496	\$75.09	13
1990 – 1999	1410	1998	\$129,239	\$93.43	12
2000 – 2009	1392	2003	\$132,983	\$97.42	6

**Town-wide Sales
1/1/2015 – 10/13/2017**

Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	1670	1968	\$130,329	\$78.20	130
2016	1699	1967	\$130,867	\$77.25	134
2017	1684	1967	\$137,802	\$82.46	116
Total Avg	1681	1967	\$132,713	\$79.29	380
Year Built					
<1950	1744	1947	\$225,450	\$116.28	2
1950 – 1959	1455	1955	\$108,578	\$75.28	78
1960 – 1969	1739	1964	\$130,815	\$75.72	162
1970 – 1979	1739	1975	\$143,289	\$83.11	90
1980 – 1989	1722	1984	\$153,350	\$89.45	46
1990 – 1999	2481	1992	\$187,000	\$75.37	1
2000 -- 2009	2076	2007	\$182,000	\$87.67	1

**Town-wide Sales
1/1/2015 – 10/13/2017**

Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	1364	1945	\$93,143	\$69.20	175
2016	1337	1947	\$96,048	\$73.07	185
2017	1338	1945	\$97,750	\$74.13	171
Total Avg	1347	1946	\$95,735	\$72.22	531
Year Built					
<1950	1262	1939	\$88,112	\$71.06	295
1950 – 1959	1425	1953	\$103,149	\$73.58	210
1960 – 1969	1757	1963	\$122,551	\$70.70	21
1970 – 1979	1392	1974	\$122,466	\$91.64	3
1980 – 1989	1356	1981	\$120,000	\$86.17	2

Town-wide Sales 1/1/2015 – 10/13/2017

Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	1973	1985	\$176,781	\$88.94	293
2016	1939	1985	\$178,914	\$91.96	295
2017	1942	1983	\$179,469	\$91.95	275
Total Avg	1947	1985	\$178,178	\$91.04	863
Year Built					
<1950	1427	1936	\$113,788	\$82.70	37
1950 – 1959	1604	1954	\$120,746	\$76.15	45
1960 – 1969	1787	1965	\$137,045	\$77.32	111
1970 – 1979	1894	1976	\$156,715	\$83.18	98
1980 – 1989	1955	1985	\$170,029	\$87.55	216
1990 – 1999	2052	1994	\$194,210	\$95.00	167
2000 – 2009	2276	2004	\$247,712	\$109.16	104
2010 – 2017	2001	2015	\$219,728	\$108.39	85

Town-wide Sales 1/1/2015 – 10/13/2017

Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	2331	1991	\$231,377	\$97.71	37
2016	2227	1990	\$220,663	\$98.25	53
2017	2312	1989	\$224,495	\$96.94	39
Total Avg	2282	1990	\$224,894	\$97.70	129
Year Built					
1960 - 1969	1872	1967	\$135,000	\$72.12	1
1970 – 1979	2103	1975	\$217,224	\$104.38	3
1980 – 1989	2222	1987	\$205,456	\$92.32	74
1990 – 1999	2228	1993	\$219,887	\$98.41	38
2000 – 2009	3134	2003	\$361,600	\$115.05	4
2010 – 2017	2715	2015	\$352,600	\$130.27	9

**Town-wide Sales
1/1/2015 – 10/13/2017**

Style 08 – Old Styles

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	1466	1925	\$111,408	\$79.57	83
2016	1376	1933	\$111,545	\$81.41	87
2017	1424	1931	\$108,962	\$77.57	82
Total Avg	1415	1930	\$111,103	\$80.40	252
Year Built					
<1950	1419	1929	\$111,407	\$80.45	240
1950-1959	1331	1951	\$105,025	\$79.39	12

**Town-wide Sales
1/1/2015 – 10/13/2017**

Style 09 – Cottages

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	544	1926	\$77,850	\$140.92	3
2016	704	1922	\$127,250	\$182.14	2
2017	-	-	-	-	-
Total Avg	599	1923	\$95,887	\$156.19	5
Year Built					
<1950	704	1922	\$127,250	\$182.14	2

**Town-wide Sales
1/1/2015 – 10/13/2017**

Style 11 – Log House

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2014	1760	1964	\$265,000	\$150.57	1
2015	-	-	-	-	-
2016	-	-	-	-	-
2017	-	-	-	-	-
Total Avg	1760	1964	\$265,000	\$150.57	1
Year Built					
1960 – 1969	1760	1964	\$265,000	\$150.57	1

Town-wide Sales 1/1/2015 – 10/13/2017

Style 12 – Duplex

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	-	-	-	-	-
2016	2672	1965	\$165,000	\$61.75	1
2017	2126	1993	\$146,875	\$69.91	4
Total Avg	2235	1987	\$150,500	\$68.28	5
Year Built					
1960-1969	2672	1965	\$165,000	\$61.65	1
1980-1989	2400	1985	\$122,500	\$51.04	1
1990-1999	2034	1995	\$155,000	\$76.21	3

Town-wide Sales 1/1/2015 – 10/13/2017

Style 13 – Bungalows

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	889	1934	\$72,069	\$82.52	9
2016	828	1931	\$70,739	\$87.63	5
2017	938	1936	\$77,160	\$82.99	5
Total Avg	851	1933	\$72,244	\$85.96	19
Year Built					
< 1950	884	1929	\$74,790	\$85.76	17
1950 - 1959	650	1951	\$55,500	\$85.38	2

**Town-wide Sales
1/1/2015 – 10/13/2017**

Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2015	1448	1997	\$149,721	\$101.33	67
2016	1338	1993	\$132,877	\$98.18	57
2017	1383	1996	\$151,069	\$107.22	36
Total Avg	1395	1995	\$144,714	\$101.96	160
Year Built					
1960 – 1969	-	-	-	-	-
1970 – 1979	1080	1974	\$65,000	\$60.19	1
1980 – 1989	1295	1986	\$113,178	\$87.53	85
1990 – 1999	1321	1995	\$124,441	\$94.49	25
2000 - 2009	1644	2006	\$181,264	\$111.62	18
2010 – 2017	1585	2014	\$226,673	\$142.19	31