

## **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 2016 through 11/7/2018. 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 1/1/2016 – 11-7-2018

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1332	1973	\$142,124	\$106.13	803	7834
02 – Raised Ranch	1863	1972	\$136,206	\$75.87	113	1015
03 – Split Level	1683	1967	\$136,109	\$81.57	398	4032
04 – Cape Cod	1351	1947	\$100,442	\$75.61	550	4924
05 – Colonial	1957	1984	\$183,761	\$93.50	914	8288
06 – Contemporary	2269	1990	\$229,155	\$100.64	145	1366
08 – Old Style	1427	1932	\$117,751	\$83.11	269	2768
09 – Cottage	770	1927	\$157,375	\$201.88	4	41
11 – Log House	-	-	-	-	-	6
12 – Duplex	2061	1979	\$142,320	\$70.51	7	68
13 – Bungalow	900	1934	\$80,274	\$90.08	25	316
15 – Townhouse	1359	1994	\$144,622	\$104.83	173	1054
Other Styles						2
<b>Total Avg</b>	<b>1543</b>	<b>1964</b>	<b>\$147,146</b>	<b>\$98.52</b>	<b>3401</b>	<b>31,717</b>

## Town-wide Sales 1/1/2016 – 11/7/2018

### Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2016	1338	1974	\$137,740	\$102.42	265
2017	1323	1973	\$140,356	\$105.73	285
2018	1336	1973	\$148,707	\$110.45	253
<b>Total Avg</b>	<b>1332</b>	<b>1973</b>	<b>\$142,124</b>	<b>\$106.12</b>	<b>803</b>
<b>Year Built</b>					
<b>&lt;1950</b>	<b>1005</b>	<b>1941</b>	<b>\$96,890</b>	<b>\$96.93</b>	<b>27</b>
<b>1950 – 1959</b>	<b>1182</b>	<b>1955</b>	<b>\$111,872</b>	<b>\$96.01</b>	<b>261</b>
<b>1960 – 1969</b>	<b>1287</b>	<b>1964</b>	<b>\$123,669</b>	<b>\$97.52</b>	<b>157</b>
<b>1970 – 1979</b>	<b>1376</b>	<b>1975</b>	<b>\$134,159</b>	<b>\$99.15</b>	<b>98</b>
<b>1980 – 1989</b>	<b>1462</b>	<b>1985</b>	<b>\$151,316</b>	<b>\$104.44</b>	<b>75</b>
<b>1990 – 1999</b>	<b>1371</b>	<b>1994</b>	<b>\$167,917</b>	<b>\$123.15</b>	<b>37</b>
<b>2000 – 2009</b>	<b>1547</b>	<b>2004</b>	<b>\$202,996</b>	<b>\$131.31</b>	<b>57</b>
<b>2010 - 2018</b>	<b>1644</b>	<b>2016</b>	<b>\$228,107</b>	<b>\$139.03</b>	<b>90</b>

**Town-wide Sales**  
**1/1/2016 – 11/7/2018**

**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>2016</b>	1765	1974	\$131,649	\$77.34	45
<b>2017</b>	1824	1971	\$136,170	\$77.80	37
<b>2018</b>	2052	1968	\$142,864	\$71.43	31
<b>Total Avg</b>	<b>1863</b>	<b>1972</b>	<b>\$136,206</b>	<b>\$75.86</b>	<b>113</b>
<b>Year Built</b>					
<b>1950 - 1960</b>	2052	1956	\$155,000	\$75.54	1
<b>1960 – 1969</b>	1948	1964	\$135,613	\$72.08	71
<b>1970 – 1979</b>	1895	1975	\$138,518	\$74.27	16
<b>1980 – 1989</b>	1779	1983	\$133,879	\$75.87	12
<b>1990 – 1999</b>	1455	1998	\$132,388	\$92.65	9
<b>2000 – 2009</b>	1352	2004	\$148,350	\$111.90	4

## Town-wide Sales 1/1/2016 – 11/7/2018

### Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2016	1699	1966	\$130,866	\$77.24	134
2017	1688	1967	\$137,031	\$81.85	140
2018	1659	1967	\$140,733	\$85.93	124
<b>Total Avg</b>	<b>1683</b>	<b>1967</b>	<b>\$136,109</b>	<b>\$81.57</b>	<b>398</b>
<b>Year Built</b>					
<b>&lt;1950</b>	<b>2203</b>	<b>1948</b>	<b>\$364,900</b>	<b>\$165.64</b>	<b>1</b>
<b>1950 – 1959</b>	<b>1484</b>	<b>1955</b>	<b>\$115,026</b>	<b>\$79.01</b>	<b>79</b>
<b>1960 – 1969</b>	<b>1728</b>	<b>1964</b>	<b>\$133,486</b>	<b>\$77.84</b>	<b>184</b>
<b>1970 – 1979</b>	<b>1744</b>	<b>1975</b>	<b>\$146,310</b>	<b>\$84.63</b>	<b>90</b>
<b>1980 – 1989</b>	<b>1726</b>	<b>1984</b>	<b>\$159,185</b>	<b>\$92.74</b>	<b>41</b>
<b>1990 – 1999</b>	<b>1275</b>	<b>1996</b>	<b>\$140,700</b>	<b>\$114.82</b>	<b>2</b>
<b>2000 -- 2009</b>	<b>2076</b>	<b>2007</b>	<b>\$182,000</b>	<b>\$87.67</b>	<b>1</b>

**Town-wide Sales  
1/1/2016 – 11/7/2018**

**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>2016</b>	1336	1947	\$96,048	\$73.07	185
<b>2017</b>	1347	1946	\$98,920	\$74.55	209
<b>2018</b>	1373	1948	\$107,692	\$80.05	156
<b>Total Avg</b>	<b>1351</b>	<b>1947</b>	<b>\$100,442</b>	<b>\$75.61</b>	<b>550</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1244	1939	\$91,219	\$74.75	281
<b>1950 – 1959</b>	1430	1953	\$107,394	\$76.40	241
<b>1960 – 1969</b>	1758	1963	\$132,234	\$76.26	23
<b>1970 – 1979</b>	2011	1977	\$147,500	\$74.77	2
<b>1980 – 1989</b>	880	1982	\$70,000	\$79.55	1
<b>1990 - 1999</b>	1201	1991	\$97,000	\$80.77	1
<b>2010 - 2018</b>	2114	2012	\$225,000	\$106.43	1

# Town-wide Sales 1/1/2016 – 11-7-2018

## 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>2016</b>	1936	1985	\$178,858	\$92.09	295
<b>2017</b>	1947	1984	\$180,851	\$92.40	332
<b>2018</b>	1991	1984	\$192,167	\$96.21	287
<b>Total Avg</b>	<b>1957</b>	<b>1984</b>	<b>\$183,761</b>	<b>\$93.50</b>	<b>914</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1545	1937	\$119,665	\$81.14	42
<b>1950 – 1959</b>	1660	1954	\$128,191	\$77.37	47
<b>1960 – 1969</b>	1819	1965	\$143,511	\$79.41	113
<b>1970 – 1979</b>	1913	1975	\$162,793	\$85.73	115
<b>1980 – 1989</b>	1968	1985	\$175,248	\$89.67	232
<b>1990 – 1999</b>	2026	1994	\$196,995	\$97.66	158
<b>2000 – 2009</b>	2204	2004	\$249,455	\$113.61	117
<b>2010 – 2018</b>	2064	2015	\$233,328	\$111.70	90

## Town-wide Sales 1/1/2016 – 11-7-2018

### Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2016	2226	1989	\$220,663	\$98.25	53
2017	2304	1990	\$230,902	\$99.98	53
2018	2278	1990	\$238,321	\$104.78	39
<b>Total Avg</b>	<b>2268</b>	<b>1990</b>	<b>\$229,155</b>	<b>\$100.64</b>	<b>145</b>
<b>Year Built</b>					
<b>&lt;1950</b>	2518	1941	\$268,000	\$106.43	1
<b>1950 - 1959</b>	1710	1955	\$324,500	\$189.77	1
<b>1960 – 1969</b>	2364	1969	\$165,000	\$69.80	1
<b>1970 – 1979</b>	2236	1975	\$215,316	\$97.65	6
<b>1980 – 1989</b>	2204	1987	\$208,431	\$94.74	75
<b>1990 – 1999</b>	2229	1993	\$230,105	\$102.75	46
<b>2000 – 2009</b>	2698	2002	\$296,875	\$109.34	8
<b>2010 - 2018</b>	2788	2016	\$369,412	\$133.43	7



**Town-wide Sales  
1/1/2016 – 11/7/2018**

**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>2016</b>	1376	1933	\$111,545	\$81.41	88
<b>2017</b>	1419	1931	\$110,754	\$78.74	103
<b>2018</b>	1496	1930	\$133,992	\$90.79	78
<b>Total Avg</b>	<b>1427</b>	<b>1931</b>	<b>\$117,751</b>	<b>\$83.11</b>	<b>269</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1420	1931	\$117,648	\$83.49	258
<b>1950-1959</b>	1598	1951	\$120,172	\$74.26	11

**Town-wide Sales  
1/1/2016 – 11/7/2018**

**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>2016</b>	704	1921	\$127,250	\$182.14	2
<b>2017</b>	951	1925	\$230,000	\$241.85	1
<b>2018</b>	720	1940	\$145,000	\$201.39	1
<b>Total Avg</b>	<b>770</b>	<b>1927</b>	<b>\$157,375</b>	<b>\$201.88</b>	<b>4</b>
<b>Year Built</b>					
<b>&lt;1950</b>	770	1927	\$157,375	\$201.88	4

**Town-wide Sales  
1/1/2016 – 11/7/2018**

**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>2014</b>	1760	1964	\$265,000	\$150.57	1
<b>2015</b>	-	-	-	-	-
<b>2016</b>	-	-	-	-	-
<b>2017</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  
1/1/2016 – 11/7/2018**

**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>2016</b>	2672	1965	\$165,000	\$61.75	1
<b>2017</b>	2125	1993	\$146,875	\$69.91	4
<b>2018</b>	1626	1959	\$121,870	\$76.07	2
<b>Total Avg</b>	<b>2061</b>	<b>1979</b>	<b>\$142,320</b>	<b>\$70.51</b>	<b>7</b>
<b>Year Built</b>					
<b>1950-1959</b>	1813	1951	\$119,900	\$66.13	1
<b>1960-1969</b>	2056	1966	\$144,420	\$73.88	2
<b>1980-1989</b>	2400	1985	\$122,500	\$51.04	1
<b>1990-1999</b>	2034	1995	\$155,000	\$76.21	3

**Town-wide Sales  
1/1/2016 – 11/7/2018**

**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>2016</b>	828	1931	\$70,739	\$87.63	5
<b>2017</b>	908	1935	\$74,783	\$82.96	6
<b>2018</b>	922	1934	\$86,032	\$94.01	14
<b>Total Avg</b>	<b>900</b>	<b>1934</b>	<b>\$80,274</b>	<b>\$90.08</b>	<b>25</b>
<b>Year Built</b>					
<b>&lt; 1950</b>	919	1933	\$82,037	\$90.31	23
<b>1950 - 1959</b>	685	1951	\$60,000	\$87.44	2

## Town-wide Sales 1/1/2016 – 11/7/2018

### Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2016	1338	1992	\$132,877	\$98.18	57
2017	1388	1996	\$149,869	\$106.67	55
2018	1353	1994	\$150,868	\$109.39	61
<b>Total Avg</b>	<b>1359</b>	<b>1994</b>	<b>\$144,622</b>	<b>104.83</b>	<b>173</b>
<b>Year Built</b>					
<b>1960 – 1969</b>	936	1964	\$51,000	\$54.49	1
<b>1980 – 1989</b>	1282	1986	\$115,477	\$90.47	97
<b>1990 – 1999</b>	1363	1995	\$130,763	\$96.55	30
<b>2000 - 2009</b>	1491	2006	\$181,300	\$124.18	14
<b>2010 – 2018</b>	1551	2014	\$235,687	\$150.66	31