

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 year 2009, 2010 and 2011. 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 2009– 2011

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1323	1973	\$128,931	\$97.46	694	7646
02 – Raised Ranch	1823	1973	\$121,594	\$66.68	87	1009
03 – Split Level	1673	1968	\$123,891	\$74.05	299	4005
04 – Cape Cod	1365	1948	\$94,981	\$69.57	446	5047
05 – Colonial	1974	1985	\$172,865	\$87.57	690	7907
06 – Contemporary	2253	1991	\$206,463	\$91.63	98	1365
08 – Old Style	1412	1928	\$107,677	\$76.23	234	2805
09 – Cottage	924	1935	\$64,500	\$69.81	1	45
12 – Duplex	1893	1963	\$111,556	\$59.12	7	65
13 – Bungalow	919	1933	\$69,457	\$76.26	23	319
15 – Townhouse	1268	1993	\$123,829	\$97.63	155	943
Other Styles						14
Total Avg	1530	1963	\$120,522	\$78.73	249	31,170

Town-wide Sales 2009 – 2011

Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	1295	1971	\$126,573	\$97.74	289
2010	1335	1974	\$131,386	\$98.42	230
2011	1339	1973	\$128,835	\$96.22	175
Total Avg	1323	1973	\$128,931	\$97.46	694
Year Built					
<1950	1061	1945	\$90,848	\$85.62	21
1950 – 1959	1180	1955	\$100,782	\$85.41	226
1960 – 1969	1292	1964	\$113,695	\$88.00	154
1970 – 1979	1435	1974	\$133,538	\$93.06	72
1980 – 1989	1404	1984	\$134,666	\$95.92	62
1990 – 1999	1434	1995	\$159,607	\$111.30	35
2000 – 2009	1505	2006	\$189,848	\$126.14	92
2010 - 2011	1522	2010	\$191,711	\$125.96	32

**Town-wide Sales
2009 – 2011**

Style 02 – Raised Ranch

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	1830	1974	\$126,761	\$69.27	31
2010	1842	1971	\$124,506	\$67.59	34
2011	1797	1974	\$113,514	\$63.17	22

Total Avg	1823	1973	\$121,594	\$66.68	87
Year Built					
1950 – 1959	1856	1952	\$110,450	\$59.51	2
1960 – 1969	1904	1964	\$123,674	\$64.96	49
1970 – 1979	1978	1974	\$124,082	\$62.73	9
1980 – 1989	1831	1983	\$123,300	\$67.34	16
1990 – 1999	1382	1998	\$120,844	\$87.44	9
2000 – 2009	1180	2006	\$101,000	\$85.59	2

**Town-wide Sales
2009 – 2011**

Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	1674	1967	\$122,603	\$73.24	95
2010	1688	1968	\$127,098	\$75.29	111
2011	1657	1968	\$121,974	\$73.61	93
Total Avg	1673	1968	\$123,891	\$74.05	299
Year Built					

<1950	1586	1946	\$87,600	\$55.23	2
1950 – 1959	1416	1955	\$101,459	\$71.65	58
1960 – 1969	1753	1964	\$125,568	\$71.63	119
1970 – 1979	1732	1975	\$132,611	\$76.57	84
1980 – 1989	1698	1984	\$138,326	\$81.46	35
1990 – 1999	1639	1992	\$115,500	\$70.47	1

Town-wide Sales 2009 – 2011

Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	1342	1947	\$94,261	\$70.24	175
2010	1362	1947	\$94,276	\$69.22	166
2011	1392	1950	\$96,408	\$69.26	105
Total Avg	1365	1948	\$94,981	\$69.57	446
Year Built					
<1950	1274	1940	\$85,832	\$67.37	238

1950 – 1959	1415	1953	\$97,887	\$69.18	165
1960 – 1969	1555	1962	\$107,765	\$69.30	22
1970 – 1979	1710	1977	\$139,033	\$81.31	6
1980 – 1989	1816	1984	\$158,678	\$87.38	9
1990 – 1999	1449	1993	\$167,450	\$115.56	2
2000 – 2009	1653	2004	\$180,225	\$109.03	4

Town-wide Sales 2009 – 2011

Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	1962	1986	\$174,385	\$88.88	236
2010	1951	1982	\$167,718	\$85.97	236
2011	2009	1987	\$176,491	\$87.85	218
Total Avg	1974	1985	\$172,865	\$87.57	690
Year Built					
<1950	1533	1934	\$116,150	\$75.77	33
1950 – 1959	1590	1954	\$116,420	\$73.22	30
1960 – 1969	1820	1965	\$131,953	\$72.50	69
1970 – 1979	1910	1975	\$149,066	\$78.05	97
1980 – 1989	1964	1985	\$158,737	\$80.82	145
1990 – 1999	1929	1994	\$176,773	\$91.64	145

2000 – 2009	2282	2005	\$229,679	\$100.65	121
2010 – 2011	2231	2010	\$237,628	\$106.51	50

Town-wide Sales 2009 – 2011

Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	2165	1988	\$197,366	\$91.16	38
2010	2397	1992	\$219,974	\$91.77	33
2011	2197	1993	\$202,047	\$91.97	27
Total Avg	2253	1991	\$206,463	\$91.63	98
Year Built					
<1950	1481	1940	\$115,000	\$77.65	1
1970 – 1979	2271	1977	\$166,750	\$75.21	4
1980 – 1989	2148	1987	\$189,429	\$88.19	45
1990 – 1999	2324	1994	\$221,315	\$95.23	39
2000 – 2009	2424	2003	\$230,460	\$95.07	6
2010 – 2011	2825	2010	\$298,000	\$105.49	3

Town-wide Sales 2009 – 2011

Style 08 – Old Styles

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	1418	1931	\$109,173	\$76.99	90
2010	1397	1929	\$100,168	\$71.70	85
2011	1421	1923	\$113,688	\$80.01	59
Total Avg	1412	1928	\$107,677	\$76.23	234
Year Built					
<1950	1408	1928	\$105,890	\$75.21	229
1950 – 1959	1574	1951	\$159,740	\$101.49	5

Town-wide Sales 2009 – 2011

Style 09 – Cottages

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	924	1935	\$64,500	\$69.81	1
Total Avg	924	1935	\$64,500	\$69.81	1
Year Built					
<1950	924	1935	\$64,500	\$69.81	1

Town-wide Sales

2009 – 2011

Style 12 – Duplex

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	2022	1967	\$116,000	\$57.37	3
2010	1940	1967	\$110,667	\$57.04	3
2011	1716	1955	\$108,000	\$62.94	1
Total Avg	1893	1963	\$111,556	\$59.12	7
Year Built					
1950 – 1959	1716	1955	\$108,000	\$62.94	1
1960 – 1969	1981	1967	\$113,333	\$57.21	6

Town-wide Sales 2009 – 2011

Style 13 – Bungalows

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	970	1930	\$70,531	\$72.71	8
2010	801	1935	\$69,725	\$87.05	8
2011	987	1935	\$68,114	\$69.01	7
Total Avg	919	1933	\$69,457	\$76.26	23
Year Built					
< 1950	918	1931	\$68,475	\$74.59	20
1960 – 1969	952	1950	\$72,175	\$75.81	2
1960 – 1969	804	1960	\$85,000	\$105.72	1

Town-wide Sales 2009 – 2011

Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2009	1292	1994	\$130,144	\$100.73	63
2010	1294	1991	\$124,090	\$95.90	49
2011	1218	1993	\$117,252	\$96.27	43
Total Avg	1268	1993	\$123,829	\$97.63	155
Year Built					
1960 – 1969	936	1964	\$52,125	\$55.69	4
1980 – 1989	1268	1986	\$108,077	\$85.23	93
1990 – 1999	1292	1995	\$118,547	\$91.75	17
2000 – 2009	1378	2008	\$182,548	\$132.47	28
2010 – 2011	1155	2010	\$148,852	\$128.88	13