

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 2017 through 10/31/2019. 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 1/1/2017 – 10/31/2019

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1338	1973	\$148,499	\$110.21	816	7894
02 – Raised Ranch	1905	1972	\$143,964	\$78.62	113	1015
03 – Split Level	1679	1967	\$142,306	\$85.55	418	4033
04 – Cape Cod	1356	1947	\$105,377	\$79.14	555	4925
05 – Colonial	1953	1983	\$187,188	\$95.57	944	8295
06 – Contemporary	2315	1991	\$249,077	\$107.40	155	1389
08 – Old Style	1443	1931	\$122,741	\$85.84	288	2755
09 – Cottage	836	1933	\$187,500	\$221.62	2	41
11 – Log House	-	-	-	-	-	6
12 – Duplex	1959	1981	\$138,540	\$71.97	6	68
13 – Bungalow	876	1933	\$83,543	\$97.29	34	316
15 – Townhouse	1358	1996	\$154,188	\$111.53	171	1089
Other Styles						2
Total Avg	1614	1969	\$153,194	\$95.19	3502	31,828

**Town-wide Sales
1/1/2017 – 10/31/2019**

Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	1317	1973	\$139,839	\$105.73	283
2018	1343	1973	\$149,913	\$110.70	299
2019	1357	1973	\$157,163	\$114.99	234
Total Avg	1338	1973	\$148,499	\$110.21	816
Year Built					
<1950	1011	1942	\$102,456	\$101.22	30
1950 – 1959	1179	1955	\$116,835	\$100.32	264
1960 – 1969	1327	1964	\$131,638	\$100.72	164
1970 – 1979	1380	1975	\$141,860	\$104.39	99
1980 – 1989	1443	1985	\$159,025	\$110.49	82
1990 – 1999	1424	1995	\$177,610	\$125.34	45
2000 – 2009	1549	2004	\$214,130	\$137.40	53
2010 - 2019	1665	2017	\$243,130	\$146.51	79

**Town-wide Sales
1/1/2017 – 10/31/2019**

Style 02 – Raised Ranch

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	1824	1971	\$136,170	\$77.80	37
2018	1956	1969	\$143,049	\$76.84	42
2019	1931	1975	\$153,575	\$81.72	34
Total Avg	1905	1972	\$143,964	\$78.62	113
Year Built					
1950 - 1959	2052	1956	\$155,000	\$75.53	1
1960 – 1969	1988	1964	\$139,982	\$72.74	69
1970 – 1979	2020	1975	\$148,587	\$75.08	16
1980 – 1989	1702	1983	\$157,590	\$95.18	15
1990 – 1999	1648	1997	\$142,188	\$87.00	8
2000 – 2009	1246	2004	\$143,850	\$116.38	4

**Town-wide Sales
1/1/2017 – 10/31/2019**

Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	1688	1967	\$137,031	\$81.85	140
2018	1657	1967	\$140,827	\$85.98	153
2019	1697	1968	\$150,023	\$89.17	125
Total Avg	1679	1967	\$142,306	\$85.55	418
Year Built					
<1950	1549	1950	\$116,203	\$77.16	7
1950 – 1959	1507	1955	\$120,835	\$82.02	84
1960 – 1969	1731	1964	\$141,499	\$82.37	180
1970 – 1979	1719	1974	\$151,771	\$88.79	94
1980 – 1989	1716	1984	\$162,498	\$95.46	50
1990 – 1999	1416	1994	\$153,800	\$111.84	3
2000 -- 2009	-	-	-	-	-

**Town-wide Sales
1/1/2017 – 10/31/2019**

Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	1346	1946	\$98,963	\$74.65	211
2018	1353	1948	\$106,586	\$80.57	195
2019	1375	1946	\$112,877	\$83.64	149
Total Avg	1356	1947	\$105,377	\$79.14	555
Year Built					
<1950	1239	1939	\$95,599	\$78.65	301
1950 – 1959	1452	1953	\$113,242	\$79.53	227
1960 – 1969	1813	1962	\$140,122	\$78.46	22
1970 – 1979	2011	1977	\$147,500	\$74.77	2
1980 – 1989	1212	1982	\$110,000	\$88.34	2
1990 - 1999	-	-	-	-	-
2000 - 2009	-	-	-	-	-
2010 - 2019	2114	2012	\$225,000	\$106.43	1

Town-wide Sales 1/1/2017 – 10/31/2019

Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	1939	1984	\$179,736	\$92.33	331
2018	1979	1983	\$191,477	\$96.34	342
2019	1936	1982	\$190,879	\$98.53	271
Total Avg	1953	1983	\$187,188	\$95.57	944
Year Built					
<1950	1633	1936	\$134,649	\$83.07	44
1950 – 1959	1590	1955	\$133,303	\$84.87	55
1960 – 1969	1840	1965	\$151,961	\$83.49	131
1970 – 1979	1894	1975	\$162,889	\$86.52	124
1980 – 1989	1986	1985	\$181,951	\$92.14	240
1990 – 1999	2032	1994	\$206,594	\$102.10	164
2000 – 2009	2232	2003	\$254,614	\$114.77	108
2010 – 2019	2016	2015	\$234,566	\$114.99	78

Town-wide Sales 1/1/2017 – 10/31/2019

Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	2348	1990	\$236,811	\$100.28	54
2018	2341	1991	\$249,873	\$106.62	51
2019	2252	1993	\$261,513	\$115.89	50
Total Avg	2315	1991	\$249,077	\$107.40	155
Year Built					
<1950	2518	1941	\$268,000	\$106.43	1
1950 - 1959	1710	1955	\$324,500	\$189.76	1
1960 - 1969	2364	1969	\$165,000	\$69.79	1
1970 - 1979	2209	1975	\$217,699	\$100.80	7
1980 - 1989	2219	1987	\$215,378	\$97.80	65
1990 - 1999	2277	1993	\$250,970	\$109.91	59
2000 - 2009	3089	2003	\$363,090	\$115.99	11
2010 - 2019	2416	2017	\$352,483	\$145.85	10

**Town-wide Sales
1/1/2017 – 10/31/2019**

Style 08 – Old Styles

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	1416	1931	\$108,613	\$77.32	103
2018	1506	1932	\$136,086	\$90.48	97
2019	1405	1930	\$124,566	\$90.70	88
Total Avg	1443	1931	\$122,741	\$85.84	288
Year Built					
<1950	1440	1930	\$122,847	\$86.03	276
1950-1959	1497	1952	\$120,292	\$81.36	12

**Town-wide Sales
1/1/2017 – 10/31/2019**

Style 09 – Cottages

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	951	1925	\$230,000	\$241.85	1
2018	720	1940	\$145,000	\$201.39	1
2019	-	-	-	-	-
Total Avg	836	1933	\$187,500	\$221.62	2
Year Built					
<1950	704	1922	\$127,250	\$182.14	2

Town-wide Sales 1/1/2017 – 10/31/2019

Style 12 – Duplex

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	2125	1993	\$146,875	\$69.91	4
2018	1627	1959	\$121,870	\$76.07	2
2019	-	-	-	-	-
Total Avg	1959	1981	\$138,540	\$71.97	6
Year Built					
1950-1959	1813	1951	\$119,900	\$66.13	1
1960-1969	1140	1967	\$123,840	\$86.00	1
1980-1989	2400	1985	\$122,500	\$51.04	1
1990-1999	2034	1995	\$155,000	\$76.21	3

Town-wide Sales 1/1/2017 – 10/31/2019

Style 13 – Bungalows

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	908	1935	\$74,783	\$82.96	6
2018	913	1933	\$86,341	\$95.34	16
2019	811	1933	\$84,191	\$107.06	12
Total Avg	876	1933	\$83,542	\$97.29	34
Year Built					
< 1950	896	1931	\$85,014	\$96.79	31
1950 - 1959	671	1950	\$68,333	\$102.43	3

**Town-wide Sales
1/1/2017 – 10/31/2019**

Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2017	1388	1996	\$149,869	\$106.67	55
2018	1355	1995	\$155,116	\$112.26	72
2019	1327	1997	\$158,067	\$116.40	44
Total Avg	1358	1996	\$154,188	\$111.53	171
Year Built					
1960 – 1969	936	1964	\$53,540	\$57.10	2
1970 – 1979	-	-	-	-	-
1980 – 1989	1277	1968	\$118,385	\$93.10	87
1990 – 1999	1314	1995	\$134,278	\$103.04	28
2000 - 2009	1466	2006	\$180,650	\$126.36	18
2010 – 2019	1559	2015	\$248,560	\$158.27	36