

## **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 2018 through 09/30/2020. 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 1/1/2018 – 09/30/2020

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1366	1973	\$155,959	\$113.43	715	7919
02 – Raised Ranch	1957	1972	\$150,273	\$79.45	102	1015
03 – Split Level	1688	1967	\$146,263	\$87.54	365	4033
04 – Cape Cod	1363	1947	\$111,115	\$83.13	472	4926
05 – Colonial	1984	1984	\$196,479	\$98.77	836	8303
06 – Contemporary	2328	1993	\$262,022	\$112.46	138	1401
07 – Mansion*	10536	1993	\$1,350,000	\$128.13	1	1
08 – Old Style	1451	1931	\$130,994	\$92.13	260	2753
09 – Cottage	689	1395	\$88,250	\$127.07	4	41
11 – Log House	-	-	-	-	-	6
12 – Duplex	1722	1962	\$124,580	\$73.38	3	68
13 – Bungalow	916	1933	\$88,469	\$98.80	34	315
15 – Townhouse	1344	1996	\$158,133	\$115.36	160	1095
Other Styles					-	2
<b>Total Avg</b>	<b>1528</b>	<b>1963</b>	<b>\$146,594</b>	<b>\$98.32</b>	<b>3090</b>	<b>31,878</b>
<b>*Mansion excluded from town averages</b>						

**Town-wide Sales  
1/1/2018 – 09/30/2020**

**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>2018</b>	1343	1973	\$149,913	\$110.70	299
<b>2019</b>	1369	1972	\$157,216	\$114.00	287
<b>2020</b>	1411	1977	\$167,875	\$119.25	129
<b>Total Avg</b>	1366	1973	\$155,959	\$113.43	715
<b>Year Built</b>					
<b>&lt;1950</b>	1053	1942	\$104,384	\$99.98	33
<b>1950 – 1959</b>	1201	1955	\$123,518	\$104.28	223
<b>1960 – 1969</b>	1345	1964	\$138,019	\$104.56	145
<b>1970 – 1979</b>	1374	1975	\$141,590	\$104.60	83
<b>1980 – 1989</b>	1475	1984	\$166,428	\$113.09	70
<b>1990 – 1999</b>	1567	1995	\$195,603	\$125.26	39
<b>2000 – 2009</b>	1578	2004	\$222,932	\$140.95	40
<b>2010 – 2020</b>	1682	2017	\$250,746	\$149.60	82

**Town-wide Sales**  
**1/1/2018 – 09/30/2020**

**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>2018</b>	1956	1969	\$143,049	\$76.84	42
<b>2019</b>	1961	1974	\$154,545	\$80.73	43
<b>2020</b>	1933	1972	\$156,753	\$83.02	17
<b>Total Avg</b>	<b>1957</b>	<b>1972</b>	<b>\$150,273</b>	<b>\$79.45</b>	<b>102</b>
<b>Year Built</b>					
<b>1950 - 1959</b>	2052	1956	\$155,000	\$75.54	1
<b>1960 – 1969</b>	2045	1964	\$145,831	\$73.00	60
<b>1970 – 1979</b>	2088	1975	\$161,087	\$79.01	16
<b>1980 – 1989</b>	1733	1983	\$160,009	\$94.78	16
<b>1990 – 1999</b>	1709	1997	\$149,700	\$89.68	5
<b>2000 – 2009</b>	1281	2005	\$134,250	\$104.80	4

## Town-wide Sales 1/1/2018 – 09/30/2020

### Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2018	1703	1967	\$148,487	\$88.10	153
2019	1697	1968	\$150,023	\$89.17	159
2020	1736	1967	\$155,281	\$90.37	53
<b>Total Avg</b>	<b>1689</b>	<b>1967</b>	<b>\$146,263</b>	<b>\$87.54</b>	<b>365</b>
Year Built					
<1950	1272	1942	\$101,000	\$80.27	2
1950 – 1959	1489	1955	\$123,797	\$85.35	77
1960 – 1969	1754	1965	\$146,347	\$84.11	163
1970 – 1979	1743	1975	\$158,589	\$91.48	75
1980 – 1989	1740	1984	\$165,364	\$95.85	45
1990 – 1999	1416	1994	\$153,800	\$111.84	3
2000 -- 2009	-	-	-	-	-

## Town-wide Sales 1/1/2018 – 09/30/2020

### Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
<b>2018</b>	1353	1948	\$106,586	\$80.57	195
<b>2019</b>	1376	1946	\$112,257	\$83.17	183
<b>2020</b>	1355	1945	\$118,606	\$88.32	94
<b>Total Avg</b>	<b>1363</b>	<b>1947</b>	<b>\$111,115</b>	<b>\$83.13</b>	<b>472</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1247	1939	\$101,789	\$83.10	253
<b>1950 – 1959</b>	1454	1953	\$117,254	\$82.63	188
<b>1960 – 1969</b>	1693	1963	\$134,655	\$80.43	20
<b>1970 – 1979</b>	1834	1973	\$158,500	\$91.29	3
<b>1980 – 1989</b>	1724	1983	\$181,633	\$104.96	3
<b>1990 - 1999</b>	1699	1993	\$155,666	\$91.57	3
<b>2000 - 2009</b>	2407	2008	\$244,400	\$101.54	1
<b>2010 - 2020</b>	2114	2012	\$225,000	\$106.43	1

## Town-wide Sales 1/1/2018 – 09/30/2020

### Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2018	1979	1983	\$191,477	\$96.34	339
2019	1944	1983	\$192,268	\$98.94	324
2020	2064	1986	\$214,042	\$103.26	173
<b>Total Avg</b>	<b>1984</b>	<b>1984</b>	<b>\$196,479</b>	<b>\$98.77</b>	<b>836</b>
Year Built					
<1950	1734	1938	\$144,559	\$84.01	37
1950 – 1959	1663	1955	\$140,952	\$86.42	53
1960 – 1969	1832	1965	\$153,726	\$85.17	108
1970 – 1979	1915	1976	\$168,190	\$88.57	100
1980 – 1989	2008	1985	\$189,448	\$94.92	220
1990 – 1999	2038	1994	\$211,721	\$104.39	139
2000 – 2009	2291	2003	\$270,128	\$118.52	108
2010 – 2020	2029	2015	\$249,777	\$121.62	71

**Town-wide Sales  
1/1/2020 – 09/30/2020**

**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>2018</b>	2341	1991	\$249,873	\$106.62	51
<b>2019</b>	2302	1994	\$265,374	\$115.40	59
<b>2020</b>	2307	1995	\$269,024	\$115.64	28
<b>Total Avg</b>	<b>2328</b>	<b>1993</b>	<b>\$262,022</b>	<b>\$112.46</b>	<b>138</b>
<b>Year Built</b>					
<b>&lt;1950</b>	-	-	-	-	-
<b>1950 - 1959</b>	1710	1955	\$324,500	\$189.76	1
<b>1960 - 1969</b>	2364	1969	\$165,000	\$69.80	1
<b>1970 - 1979</b>	2224	1976	\$221,400	\$101.32	7
<b>1980 - 1989</b>	2236	1987	\$228,370	\$102.28	54
<b>1990 - 1999</b>	2278	1994	\$256,906	\$112.67	49
<b>2000 - 2009</b>	3073	2003	\$358,250	\$117.10	10
<b>2010 - 2020</b>	2408	2017	\$351,056	\$145.99	16



**Town-wide Sales  
1/1/2018 – 09/30/2020**

**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>2018</b>	1506	1932	\$136,086	\$90.48	97
<b>2019</b>	1404	1931	\$122,291	\$89.54	100
<b>2020</b>	1440	1931	\$136,266	\$98.32	63
<b>Total Avg</b>	1451	1931	\$130,994	\$92.13	260
<b>Year Built</b>					
<b>&lt;1950</b>	1449	1930	\$131,706	\$92.76	253
<b>1950-1959</b>	1735	1957	\$136,214	\$80.26	7

# Town-wide Sales 1/1/2018 – 09/30/2020

## Style 09 – Cottages

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2018	720	1940	\$145,000	\$201.39	1
2019	-	-	-	-	-
2020	678	1933	\$69,333	\$102.29	3
<b>Total Avg</b>	<b>688</b>	<b>1935</b>	<b>\$88,250</b>	<b>\$127.07</b>	<b>4</b>
<b>Year Built</b>					
<b>&lt;1950</b>	<b>688</b>	<b>1935</b>	<b>\$88,250</b>	<b>\$127.07</b>	<b>4</b>

**Town-wide Sales**  
**1/1/2018 – 09/30/2020**

**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>2018</b>	1627	1959	\$121,870	\$76.07	2
<b>2019</b>	1912	1967	\$130,000	\$67.99	1
<b>2020</b>	-	-	-	-	-
<b>Total Avg</b>	<b>1722</b>	<b>1962</b>	<b>\$124,580</b>	<b>\$73.38</b>	<b>3</b>
<b>Year Built</b>					
<b>1950-1959</b>	1813	1951	\$119,900	\$66.13	1
<b>1960-1969</b>	1676	1967	\$126,920	\$77.00	2

# Town-wide Sales 1/1/2018 – 09/30/2020

## Style 13 – Bungalows

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2018	913	1933	\$86,341	\$95.34	16
2019	859	1933	\$87,800	\$105.52	14
2020	1132	1931	\$99,325	\$89.12	4
<b>Total Avg</b>	<b>916</b>	<b>1933</b>	<b>\$88,469</b>	<b>\$98.80</b>	<b>34</b>
<b>Year Built</b>					
< 1950	913	1932	\$87,623	\$97.97	32
1950 - 1959	971	1950	\$102,000	\$112.00	2

## Town-wide Sales 1/1/2018 – 09/30/2020

### Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
<b>2018</b>	1355	1995	\$155,116	\$112.26	72
<b>2019</b>	1327	1997	\$158,067	\$116.40	54
<b>2020</b>	1330	1996	\$162,561	\$119.25	34
<b>Total Avg</b>	<b>1344</b>	<b>1996</b>	<b>\$158,133</b>	<b>\$115.36</b>	<b>160</b>
<b>Year Built</b>					
<b>1960 – 1969</b>	936	1964	\$57,950	\$61.91	2
<b>1970 – 1979</b>	-	-	-	-	-
<b>1980 – 1989</b>	1258	1986	\$121,129	\$96.55	79
<b>1990 – 1999</b>	1285	1995	\$133,610	\$104.92	29
<b>2000 - 2009</b>	1477	2006	\$183,275	\$127.06	12
<b>2010 – 2020</b>	1547	2016	\$251,109	\$161.54	38