

## **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 2019 through 10/07/2021. 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 1/1/2019 – 10/07/2021

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1393	1975	\$171,074	\$121.82	620	7930
02 – Raised Ranch	1949	1975	\$161,858	\$85.90	92	1015
03 – Split Level	1721	1967	\$155,197	\$91.78	286	4034
04 – Cape Cod	1365	1946	\$119,291	\$88.87	408	4923
05 – Colonial	2000	1984	\$211,505	\$105.19	685	8305
06 – Contemporary	2395	1993	\$288,127	\$119.97	139	1406
07 – Mansion*	10536	1993	\$1,350,000	\$128.13	1	1
08 – Old Style	1438	1930	\$137,648	\$97.74	236	2761
09 – Cottage	673	1932	\$70,750	\$105.30	4	41
11 – Log House	-	-	-	-	-	6
12 – Duplex	1873	1964	\$155,915	\$84.28	8	68
13 – Bungalow	900	1932	\$93,017	\$107.86	28	315
15 – Townhouse	1350	1997	\$168,660	\$122.92	143	1097
Other Styles					-	2
<b>Total Avg</b>	<b>1650</b>	<b>1970</b>	<b>\$173,531</b>	<b>\$105.49</b>	<b>2649</b>	<b>31,904</b>
<b>*Mansion excluded from town averages</b>						

## Town-Wide Sales 1/1/2019 – 10/07/2021

### Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
<b>2019</b>	1369	1972	\$157,216	\$114.00	289
<b>2020</b>	1393	1975	\$169,109	\$121.38	177
<b>2021</b>	1431	1978	\$197,710	\$136.60	154
<b>Total Avg</b>	<b>1393</b>	<b>1975</b>	<b>\$171,074</b>	<b>\$121.82</b>	<b>620</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1164	1943	\$120,065	\$103.09	29
<b>1950 - 1959</b>	1188	1955	\$129,640	\$111.11	182
<b>1960 - 1969</b>	1376	1964	\$149,695	\$111.38	133
<b>1970 - 1979</b>	1366	1974	\$147,166	\$109.06	57
<b>1980 - 1989</b>	1505	1984	\$178,184	\$119.42	69
<b>1990 - 1999</b>	1658	1994	\$209,253	\$127.25	27
<b>2000 - 2009</b>	1637	2004	\$239,880	\$147.28	35
<b>2010 - 2019</b>	1617	2017	\$257,220	\$157.88	55
<b>2020 - 2029</b>	1751	2020	\$309,215	\$174.93	33

**Town-Wide Sales**  
**1/1/2019 – 10/07/2021**

**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>2019</b>	1961	1974	\$154,545	\$80.73	44
<b>2020</b>	1973	1974	\$161,572	\$84.32	29
<b>2021</b>	1885	1976	\$179,231	\$100.28	19
<b>Total Avg</b>	<b>1949</b>	<b>1975</b>	<b>\$161,858</b>	<b>\$85.90</b>	<b>92</b>
<b>Year Built</b>					
<b>1950 - 1959</b>	2304	1956	\$169,000	\$73.15	2
<b>1960 - 1969</b>	2055	1964	\$159,462	\$80.59	41
<b>1970 - 1979</b>	2043	1975	\$163,620	\$81.81	20
<b>1980 - 1989</b>	1811	1983	\$169,375	\$93.98	18
<b>1990 - 1999</b>	1614	1997	\$146,300	\$93.75	5
<b>2000 - 2009</b>	1484	2004	\$160,400	\$109.32	6

**Town-Wide Sales  
1/1/2019 – 10/07/2021**

**Style 03 – Split Levels**

<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>2019</b>	1703	1967	\$148,487	\$88.10	159
<b>2020</b>	1776	1967	\$159,759	\$91.42	76
<b>2021</b>	1691	1965	\$168,529	\$103.34	51
<b>Total Avg</b>	<b>1720</b>	<b>1967</b>	<b>\$155,197</b>	<b>\$91.78</b>	<b>286</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1381	1941	\$107,000	\$78.31	3
<b>1950 - 1959</b>	1583	1955	\$135,705	\$88.81	68
<b>1960 - 1969</b>	1774	1965	\$157,146	\$89.59	122
<b>1970 - 1979</b>	1767	1975	\$165,043	\$94.20	54
<b>1980 - 1989</b>	1756	1984	\$172,981	\$101.35	38
<b>1990 - 1999</b>	1700	1990	\$180,000	\$105.88	1

## Town-Wide Sales 1/1/2019 – 10/07/2021

### Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
<b>2019</b>	1374	1946	\$112,309	\$83.49	181
<b>2020</b>	1378	1947	\$120,253	\$88.13	136
<b>2021</b>	1324	1945	\$131,153	\$100.50	91
<b>Total Avg</b>	<b>1365</b>	<b>1946</b>	<b>\$119,291</b>	<b>\$88.87</b>	<b>408</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1266	1938	\$110,430	\$88.84	227
<b>1950 - 1959</b>	1456	1953	\$126,022	\$88.25	154
<b>1960 - 1969</b>	1651	1962	\$137,356	\$83.79	16
<b>1970 - 1979</b>	1513	1971	\$152,750	\$102.63	2
<b>1980 - 1989</b>	1513	1983	\$158,475	\$104.01	4
<b>1990 - 1999</b>	1879	1997	\$203,500	\$109.65	4
<b>2000 - 2009</b>	2407	2008	\$244,400	\$101.54	1

# Town-Wide Sales 1/1/2019 – 10/07/2021

## Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2019	1944	1983	\$192,344	\$98.98	329
2020	2064	1986	\$220,719	\$105.82	229
2021	2021	1983	\$242,618	\$119.64	127
<b>Total Avg</b>	<b>2000</b>	<b>1984</b>	<b>\$211,505</b>	<b>\$105.19</b>	<b>685</b>
<b>Year Built</b>					
<b>&lt;1950</b>	<b>1776</b>	<b>1932</b>	<b>\$146,975</b>	<b>\$84.88</b>	<b>29</b>
<b>1950 - 1959</b>	<b>1687</b>	<b>1955</b>	<b>\$151,432</b>	<b>\$91.96</b>	<b>43</b>
<b>1960 - 1969</b>	<b>1835</b>	<b>1965</b>	<b>\$160,599</b>	<b>\$88.84</b>	<b>83</b>
<b>1970 - 1979</b>	<b>1920</b>	<b>1976</b>	<b>\$177,170</b>	<b>\$92.71</b>	<b>81</b>
<b>1980 - 1989</b>	<b>1993</b>	<b>1985</b>	<b>\$203,020</b>	<b>\$102.49</b>	<b>182</b>
<b>1990 - 1999</b>	<b>2033</b>	<b>1994</b>	<b>\$226,831</b>	<b>\$111.98</b>	<b>120</b>
<b>2000 - 2009</b>	<b>2404</b>	<b>2004</b>	<b>\$300,149</b>	<b>\$124.95</b>	<b>85</b>
<b>2010 - 2019</b>	<b>2030</b>	<b>2015</b>	<b>\$259,710</b>	<b>\$125.67</b>	<b>51</b>
<b>2020 - 2029</b>	<b>2131</b>	<b>2020</b>	<b>\$318,151</b>	<b>\$149.04</b>	<b>11</b>

## Town-Wide Sales 1/1/2019 – 10/07/2021

### Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
<b>2019</b>	2293	1994	\$265,632	\$115.84	60
<b>2020</b>	2392	1993	\$273,945	\$114.93	49
<b>2021</b>	2557	1994	\$352,044	\$136.75	30
<b>Total Avg</b>	<b>2395</b>	<b>1993</b>	<b>\$288,127</b>	<b>\$119.97</b>	<b>139</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1946	1926	\$300,000	\$154.16	1
<b>1950 - 1959</b>	-	-	-	-	-
<b>1960 - 1969</b>	-	-	-	-	-
<b>1970 - 1979</b>	2140	1975	\$211,381	\$100.13	11
<b>1980 - 1989</b>	2354	1986	\$252,382	\$107.76	48
<b>1990 - 1999</b>	2394	1994	\$288,390	\$119.86	50
<b>2000 - 2009</b>	2950	2003	\$377,950	\$128.06	7
<b>2010 - 2019</b>	2410	2017	\$353,057	\$146.88	16
<b>2020 - 2029</b>	2580	2021	\$432,675	\$168.20	6



# Town-Wide Sales 1/1/2019 – 10/07/2021

## Style 08 – Old Styles

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
<b>2019</b>	1400	1930	\$122,514	\$89.88	100
<b>2020</b>	1433	1931	\$135,812	\$97.98	84
<b>2021</b>	1514	1929	\$169,735	\$112.89	52
<b>Total Avg</b>	1438	1930	\$137,648	\$97.74	236
<b>Year Built</b>					
<b>&lt;1950</b>	1440	1929	\$138,438	\$98.22	225
<b>1950 - 1959</b>	1407	1954	\$121,500	\$87.94	11

**Town-Wide Sales  
1/1/2019 – 10/07/2021**

**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>2019</b>	-	-	-	-	-
<b>2020</b>	678	1933	\$69,333	\$102.29	3
<b>2021</b>	656	1930	\$75,000	\$114.33	1
<b>Total Avg</b>	<b>672</b>	<b>1932</b>	<b>\$70,750</b>	<b>\$105.30</b>	<b>4</b>
<b>Year Built</b>					
<b>&lt;1950</b>	<b>673</b>	<b>1932</b>	<b>\$70,750</b>	<b>\$105.30</b>	<b>4</b>

**Town-Wide Sales**  
**1/1/2019 – 10/07/2021**

**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>2019</b>	1912	1967	\$130,000	\$67.99	1
<b>2020</b>	1768	1962	\$142,000	\$80.32	1
<b>2021</b>	1884	1964	\$162,554	\$87.65	6
<b>Total Avg</b>	<b>1873</b>	<b>1964</b>	<b>\$155,915</b>	<b>\$84.28</b>	<b>8</b>
<b>Year Built</b>					
<b>1950 - 1959</b>	1748	1958	\$160,975	\$92.41	4
<b>1960 - 1969</b>	1864	1965	\$147,633	\$79.23	3
<b>1970 - 1979</b>	-	-	-	-	-
<b>1980 - 1989</b>	2400	1985	\$160,526	\$66.87	1

**Town-Wide Sales  
1/1/2019 – 10/07/2021**

**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>2019</b>	859	1933	\$87,800	\$105.52	14
<b>2020</b>	1103	1934	\$102,383	\$93.50	6
<b>2021</b>	819	1930	\$95,125	\$122.74	8
<b>Total Avg</b>	900	1932	\$93,017	\$107.86	28
<b>Year Built</b>					
<b>&lt; 1950</b>	889	1929	\$94,604	\$110.89	24
<b>1950 - 1959</b>	967	1950	\$83,500	\$89.71	4

**Town-Wide Sales  
1/1/2019 – 10/07/2021**

**Style 15 – Townhouses**

<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>2019</b>	1330	1996	\$159,367	\$117.04	54
<b>2020</b>	1375	1997	\$164,276	\$117.60	44
<b>2021</b>	1349	1997	\$184,098	\$135.16	45
<b>Total Avg</b>	<b>1350</b>	<b>1997</b>	<b>\$168,660</b>	<b>\$122.92</b>	<b>143</b>
<b>Year Built</b>					
<b>1960 - 1969</b>	936	1964	\$65,225	\$69.68	4
<b>1970 - 1979</b>	-	-	-	-	-
<b>1980 - 1989</b>	1256	1986	\$136,684	\$109.24	63
<b>1990 - 1999</b>	1280	1995	\$139,135	\$109.51	28
<b>2000 - 2009</b>	1596	2006	\$213,215	\$135.64	13
<b>2010 - 2019</b>	1512	2016	\$242,814	\$159.90	28
<b>2020 - 2029</b>	1609	2020	\$254,283	\$158.54	7