

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 2020 through 10/07/2022. 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 1/1/2020 – 10/07/2022

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1407	1974	\$190,552	\$134.55	579	7978
02 – Raised Ranch	1890	1973	\$176,696	\$97.28	78	1014
03 – Split Level	1731	1966	\$176,944	\$104.18	240	4034
04 – Cape Cod	1369	1945	\$133,789	\$99.22	397	4923
05 – Colonial	2021	1983	\$236,272	\$116.32	557	8292
06 – Contemporary	2439	1993	\$320,610	\$131.24	118	1438
07 – Mansion*	10536	1993	\$1,350,000	\$128.13	1	1
08 – Old Style	1424	1931	\$152,528	\$108.48	239	2762
09 – Cottage	635	1932	\$72,200	\$116.47	5	40
11 – Log House	-	-	-	-	-	6
12 – Duplex	1894	1964	\$162,836	\$86.82	9	68
13 – Bungalow	969	1929	\$114,928	\$122.10	25	315
15 – Townhouse	1329	1996	\$174,371	\$130.20	143	1104
Other Styles						4
Total Avg	1635	1968	\$190,467	\$116.79	2391	31,979
*Mansion excluded from town averages						

Town-Wide Sales 1/1/2020 – 10/07/2022

Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1393	1975	\$169,109	\$121.38	177
2021	1425	1976	\$197,586	\$136.99	241
2022	1388	1971	\$202,039	\$144.99	161
Total Avg	1407	1974	\$190,552	\$134.55	579
Year Built					
<1950	1281	1939	\$147,795	\$115.30	22
1950 - 1959	1206	1955	\$148,415	\$125.22	165
1960 - 1969	1388	1964	\$169,335	\$123.57	140
1970 - 1979	1389	1974	\$172,686	\$125.27	67
1980 - 1989	1551	1985	\$213,166	\$137.56	54
1990 - 1999	1555	1995	\$218,954	\$141.13	22
2000 - 2009	1594	2004	\$245,216	\$155.46	30
2010 - 2019	1614	2015	\$263,695	\$162.40	29
2020 - 2029	1749	2021	\$319,626	\$182.12	50

Town-Wide Sales
1/1/2020 – 10/07/2022

Style 02 – Raised Ranch

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1973	1974	\$161,572	\$84.32	29
2021	1881	1973	\$187,494	\$104.69	36
2022	1731	1969	\$180,530	\$105.64	13
Total Avg	1890	1973	\$176,696	\$97.28	78
Year Built					
1950 - 1959	1935	1954	\$190,666	\$113.99	3
1960 - 1969	1971	1964	\$174,977	\$92.84	39
1970 - 1979	1926	1975	\$170,593	\$90.11	15
1980 - 1989	1869	1983	\$192,915	\$104.12	13
1990 - 1999	1314	1998	\$164,333	\$123.31	3
2000 - 2009	1525	2003	\$165,280	\$109.95	5

Town-Wide Sales
1/1/2020 – 10/07/2022

Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1776	1967	\$159,759	\$91.42	76
2021	1722	1966	\$176,647	\$104.33	107
2022	1689	1966	\$199,709	\$120.51	57
Total Avg	1731	1966	\$176,944	\$104.18	240
Year Built					
<1950	1541	1943	\$127,000	\$82.76	3
1950 - 1959	1561	1955	\$155,517	\$104.42	57
1960 - 1969	1804	1964	\$177,714	\$99.73	97
1970 - 1979	1788	1974	\$193,781	\$108.91	54
1980 - 1989	1739	1983	\$190,296	\$112.00	29

**Town-Wide Sales
1/1/2020 – 10/07/2022**

Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1378	1947	\$120,253	\$88.13	137
2021	1367	1945	\$135,821	\$100.48	155
2022	1355	1943	\$148,241	\$111.86	105
Total Avg	1369	1945	\$133,789	\$99.22	397
Year Built					
<1950	1306	1938	\$128,786	\$100.12	231
1950 - 1959	1432	1953	\$137,065	\$97.12	144
1960 - 1969	1580	1963	\$150,715	\$95.99	13
1970 - 1979	1513	1971	\$152,750	\$102.63	2
1980 - 1989	1503	1983	\$161,300	\$106.29	3
1990 - 1999	1607	1996	\$211,333	\$134.28	3
2000 - 2009	2407	2008	\$244,400	\$101.54	1

**Town-Wide Sales
1/1/2020 – 10/07/2022**

Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	2062	1986	\$221,457	\$106.23	230
2021	1987	1982	\$237,948	\$119.20	201
2022	1995	1978	\$259,669	\$129.98	126
Total Avg	2021	1983	\$236,272	\$116.32	557
Year Built					
<1950	1743	1932	\$164,203	\$96.88	31
1950 - 1959	1764	1955	\$176,416	\$101.56	42
1960 - 1969	1882	1965	\$183,218	\$97.58	59
1970 - 1979	1967	1976	\$214,022	\$109.76	68
1980 - 1989	1972	1985	\$226,284	\$115.14	149
1990 - 1999	2057	1994	\$247,934	\$121.22	89
2000 - 2009	2487	2003	\$335,712	\$134.91	68
2010 - 2019	2063	2014	\$281,313	\$135.42	36
2020 - 2029	2163	2020	\$333,477	\$153.82	15

**Town-Wide Sales
1/1/2020 – 10/07/2022**

Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	2392	1993	\$273,945	\$114.93	49
2021	2452	1993	\$340,299	\$138.57	45
2022	2456	1994	\$373,675	\$151.13	24
Total Avg	2440	1993	\$320,610	\$131.24	118
Year Built					
<1950	1946	1926	\$300,000	\$154.16	1
1950 - 1959	-	-	-	-	-
1960 - 1969	2988	1969	\$285,000	\$95.38	1
1970 - 1979	2240	1974	\$205,757	\$92.87	7
1980 - 1989	2441	1986	\$293,708	\$121.32	48
1990 - 1999	2404	1994	\$315,875	\$130.98	36
2000 - 2009	2750	2003	\$450,216	\$158.92	3
2010 - 2019	2539	2016	\$396,565	\$154.83	12
2020 - 2029	2481	2021	\$422,780	\$171.33	10

**Town-Wide Sales
1/1/2020 – 10/07/2022**

Style 08 – Old Styles

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1433	1931	\$135,812	\$97.98	84
2021	1438	1930	\$154,188	\$108.00	89
2022	1391	1931	\$171,578	\$122.79	66
Total Avg	1425	1931	\$152,528	\$108.48	239
Year Built					
<1950	1425	1930	\$153,383	\$108.96	231
1950 - 1959	1305	1953	\$126,812	\$98.89	8

**Town-Wide Sales
1/1/2020 – 10/07/2022**

Style 09 – Cottages

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	678	1933	\$69,333	\$102.29	3
2021	656	1930	\$75,000	\$114.33	1
2022	484	1930	\$78,000	\$161.16	1
Total Avg	635	1932	\$72,200	\$116.47	5
Year Built					
<1950	635	1932	\$116.47	\$72,200	5

**Town-Wide Sales
1/1/2020 – 10/07/2022**

Style 12 – Duplex

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1768	1962	\$142,000	\$80.32	1
2021	1884	1964	\$162,554	\$87.65	6
2022	1986	1965	\$174,100	\$87.56	2
Total Avg	1894	1964	\$162,836	\$86.82	9
Year Built					
1950 - 1959	1748	1958	\$160,975	\$92.41	4
1960 - 1969	1913	1965	\$165,275	\$86.21	4
1970 - 1979	-	-	-	-	-
1980 - 1989	2400	1985	\$160,526	\$66.87	1

**Town-Wide Sales
1/1/2020 – 10/07/2022**

Style 13 – Bungalows

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1103	1934	\$102,383	\$93.50	6
2021	835	1927	\$102,612	\$128.78	8
2022	993	1929	\$130,727	\$132.85	11
Total Avg	969	1929	\$114,928	\$122.10	25
Year Built					
< 1950	969	1928	\$116,633	\$124.03	24
1950 - 1959	975	1950	\$74,000	\$75.89	1

Town-Wide Sales
1/1/2020 – 10/07/2022

Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2020	1375	1997	\$164,314	\$117.72	45
2021	1332	1997	\$181,768	\$135.69	67
2022	1256	1991	\$172,983	\$137.17	31
Total Avg	1329	1996	\$174,371	\$130.20	143
Year Built					
1960 - 1969	936	1964	\$76,100	\$81.30	5
1970 - 1979	1080	1974	\$115,000	\$106.48	1
1980 - 1989	1263	1986	\$151,246	\$120.58	62
1990 - 1999	1302	1995	\$152,926	\$118.72	30
2000 - 2009	1537	2006	\$217,980	\$143.49	15
2010 - 2019	1424	2015	\$234,177	\$163.49	19
2020 - 2029	1527	2020	\$250,492	\$164.52	11