

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 2021 through 10/19/2023. 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 1/1/2021 – 10/19/2023

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1406	1975	\$212,170	\$149.81	578	8002
02 – Raised Ranch	1866	1972	\$194,706	\$108.38	66	1014
03 – Split Level	1733	1967	\$198,091	\$116.14	234	4034
04 – Cape Cod	1355	1944	\$148,166	\$111.20	389	4923
05 – Colonial	2000	1982	\$260,875	\$129.96	495	8309
06 – Contemporary	2442	1993	\$349,116	\$143.37	102	1440
08 – Old Style	1434	1929	\$168,077	\$117.88	217	2751
09 – Cottage	570	1930	\$76,500	\$137.74	2	40
12 – Duplex	1943	1964	\$179,402	\$93.53	10	68
13 – Bungalow	916	1929	\$119,971	\$133.75	21	315
15 – Townhouse	1287	1993	\$178,559	\$137.71	142	1104
Other Styles					-	9
Total Avg	1614	1967	\$208,550	\$129.56	2256	32,009

Town-Wide Sales 1/1/2021 – 10/19/2023

Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1425	1976	\$197,586	\$136.99	241
2022	1393	1972	\$208,452	\$148.90	209
2023	1392	1976	\$245,700	\$175.42	128
Total Avg	1406	1975	\$212,170	\$149.81	578
Year Built					
<1950	1224	1942	\$168,826	\$138.70	24
1950 - 1959	1210	1955	\$164,304	\$138.04	168
1960 - 1969	1386	1964	\$184,219	\$134.63	136
1970 - 1979	1391	1975	\$192,082	\$139.03	66
1980 - 1989	1574	1985	\$241,676	\$153.87	52
1990 - 1999	1519	1995	\$246,145	\$160.35	20
2000 - 2009	1615	2004	\$278,777	\$175.12	28
2010 - 2019	1586	2015	\$305,871	\$194.11	17
2020 - 2029	1714	2021	\$339,051	\$196.93	67

Town-Wide Sales
1/1/2021 – 10/19/2023

Style 02 – Raised Ranch

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1881	1973	\$187,494	\$104.69	36
2022	1801	1971	\$193,155	\$110.96	18
2023	1921	1970	\$218,666	\$115.60	12
Total Avg	1866	1972	\$194,706	\$108.38	66
Year Built					
1950 - 1959	1871	1953	\$215,000	\$127.89	3
1960 - 1969	1878	1964	\$189,157	\$105.31	33
1970 - 1979	1965	1976	\$195,569	\$100.30	13
1980 - 1989	1874	1983	\$201,750	\$108.14	12
1990 - 1999	1477	1997	\$192,500	\$130.70	2
2000 - 2009	1540	2003	\$205,000	\$143.80	3

Town-Wide Sales 1/1/2021 – 10/19/2023

Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1718	1966	\$176,539	\$104.59	108
2022	1691	1966	\$201,927	\$121.27	75
2023	1824	1968	\$238,088	\$133.05	51
Total Avg	1733	1967	\$198,091	\$116.14	234
Year Built					
<1950	1744	1943	\$140,500	\$80.09	2
1950 - 1959	1554	1955	\$171,507	\$114.47	51
1960 - 1969	1812	1964	\$198,500	\$110.96	96
1970 - 1979	1780	1974	\$217,429	\$122.95	61
1980 - 1989	1674	1983	\$208,591	\$126.10	24

Town-Wide Sales 1/1/2021 – 10/19/2023

Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1367	1945	\$135,821	\$100.48	154
2022	1354	1943	\$147,562	\$111.36	145
2023	1337	1944	\$170,261	\$129.26	90
Total Avg	1355	1944	\$148,166	\$111.20	389
Year Built					
<1950	1287	1938	\$140,630	\$111.45	240
1950 - 1959	1454	1953	\$157,514	\$109.88	137
1960 - 1969	1684	1963	\$196,600	\$117.76	8
1970 - 1979	1717	1979	\$210,000	\$122.31	1
1980 - 1989	880	1982	\$89,000	\$101.14	1
1990 - 1999	1546	1995	\$217,000	\$143.62	2

Town-Wide Sales 1/1/2021 – 10/19/2023

Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1987	1982	\$237,948	\$119.20	199
2022	2029	1980	\$266,996	\$131.01	181
2023	1975	1983	\$290,698	\$146.92	115
Total Avg	2000	1982	\$260,875	\$129.96	495
Year Built					
<1950	1690	1935	\$175,682	\$106.17	32
1950 - 1959	1645	1955	\$188,224	\$115.38	37
1960 - 1969	1923	1965	\$207,689	\$108.29	58
1970 - 1979	2018	1976	\$243,180	\$121.44	71
1980 - 1989	1967	1985	\$255,319	\$130.28	134
1990 - 1999	2044	1994	\$283,527	\$139.30	70
2000 - 2009	2442	2004	\$366,235	\$150.50	50
2010 - 2019	2046	2015	\$321,752	\$157.68	25
2020 - 2029	2175	2022	\$377,903	\$174.47	18

Town-Wide Sales 1/1/2021 – 10/19/2023

Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	2452	1993	\$340,299	\$138.57	45
2022	2472	1993	\$355,867	\$143.85	35
2023	2374	1992	\$356,409	\$152.42	22
Total Avg	2442	1993	\$349,116	\$143.37	102
Year Built					
Pre - 1950	1946	1926	\$300,000	\$154.16	1
1950 - 1959	*	*	*	*	*
1960 - 1969	2988	1969	\$285,000	\$95.38	1
1970 - 1979	2307	1974	\$254,375	\$107.85	4
1980 - 1989	2367	1986	\$305,000	\$130.16	43
1990 - 1999	2456	1994	\$360,060	\$147.46	33
2000 - 2009	2862	2003	\$474,430	\$168.77	5
2010 - 2019	2663	2014	\$466,960	\$173.21	5
2020 - 2029	2449	2022	\$430,338	\$176.99	10

**Town-Wide Sales
1/1/2021 – 10/19/2023**

Style 08 – Old Styles

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1438	1930	\$154,188	\$108.00	89
2022	1416	1928	\$167,012	\$119.67	86
2023	1463	1930	\$199,691	\$135.15	42
Total Avg	1434	1929	\$168,077	\$117.88	217
Year Built					
<1950	1434	1928	\$167,427	\$117.74	208
1950 - 1959	1466	1952	\$187,262	\$121.12	9

**Town-Wide Sales
1/1/2021 – 10/19/2023**

Style 09 – Cottages

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	656	1930	\$75,000	\$114.33	1
2022	484	1930	\$78,000	\$161.16	1
2023	*	*	*	*	*
Total Avg	570	1930	\$76,500	\$137.74	2
Year Built					
<1950	570	1930	\$76,500	\$137.74	2

**Town-Wide Sales
1/1/2021 – 10/19/2023**

Style 12 – Duplex

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1884	1964	\$162,554	\$87.65	6
2022	1986	1965	\$174,100	\$87.56	2
2023	2078	1964	\$235,250	\$117.11	2
Total Avg	1943	1964	\$179,402	\$93.53	10
Year Built					
1950 - 1959	1748	1958	\$160,975	\$92.41	4
1960 - 1969	2008	1965	\$197,920	\$99.74	5
1970 - 1979	*	*	*	*	*
1980 - 1989	2400	1985	\$160,526	\$66.89	1

**Town-Wide Sales
1/1/2021 – 10/19/2023**

Style 13 – Bungalows

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	835	1927	\$102,612	\$128.78	8
2022	977	1929	\$128,625	\$132.88	12
2023	842	1945	\$155,000	\$184.09	1
Total Avg	916	1929	\$119,971	\$133.75	21
Year Built					
< 1950	916	1929	\$119,971	\$133.75	21

Town-Wide Sales 1/1/2021 – 10/19/2023

Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2021	1332	1997	\$181,768	\$135.69	67
2022	1228	1990	\$170,209	\$137.60	45
2023	1277	1987	\$183,920	\$143.12	30
Total Avg	1287	1993	\$178,559	\$137.37	142
Year Built					
1960 - 1969	936	1964	\$91,171	\$97.41	7
1970 - 1979	1080	1974	\$126,500	\$117.13	2
1980 - 1989	1263	1986	\$164,742	\$130.93	70
1990 - 1999	1268	1995	\$170,399	\$135.19	30
2000 - 2009	1413	2006	\$219,550	\$156.37	14
2010 - 2019	1433	2013	\$242,470	\$168.12	10
2020 - 2029	1504	2020	\$257,986	\$171.59	9