

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 2013 through 12/31/2015. 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 1/1/2013 – 12/31/2015

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1319	1974	\$134,109	\$100.39	685	7751
02 – Raised Ranch	1855	1973	\$127,468	\$70.73	77	1012
03 – Split Level	1687	1968	\$129,179	\$77.14	328	4035
04 – Cape Cod	1368	1946	\$94,331	\$69.76	466	4920
05 – Colonial	1973	1986	\$177,081	\$88.85	852	8215
06 – Contemporary	2254	1991	\$222,490	\$97.62	126	1349
08 – Old Style	1409	1930	\$109,576	\$79.55	209	2775
09 – Cottage	650	1919	\$108,925	\$163.05	4	43
11 – Log House	3336	1964	\$265,000	\$79.44	1	6
12 – Duplex	1758	1964	\$116,500	\$66.37	2	64
13 – Bungalow	934	1935	\$73,265	\$79.96	25	318
15 – Townhouse	1420	1997	\$152,546	\$104.91	163	1021
Other Styles					0	68
Total Avg	1616	1971	\$142,241	\$87.73	2938	31,513

Town-wide Sales 1/1/2013 – 12/31/2015

Style 01 - Ranches

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1320	1975	\$131,472	\$99.47	227
2014	1315	1975	\$135,519	\$101.37	230
2015	1323	1973	\$135,336	\$100.33	228
Total Avg	1319	1974	\$134,109	\$100.39	685
Year Built					
<1950	1200	1938	\$116,122	\$89.26	23
1950 – 1959	1155	1955	\$101,530	\$89.19	196
1960 – 1969	1288	1964	\$117,035	\$91.52	144
1970 – 1979	1346	1974	\$121,897	\$91.41	75
1980 – 1989	1345	1984	\$138,568	\$103.26	77
1990 – 1999	1452	1995	\$165,159	\$114.20	36
2000 – 2009	1558	2004	\$192,342	\$122.55	51
2010 - 2015	1545	2014	\$203,367	\$131.19	83

**Town-wide Sales
1/1/2013 – 12/31/2015**

Style 02 – Raised Ranch

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1934	1972	\$132,108	\$70.67	24
2014	1904	1971	\$128,974	\$69.27	23
2015	1728	1976	\$121,322	\$72.24	30
Total Avg	1855	1973	\$127,468	\$70.73	77
Year Built					
1960 – 1969	1948	1964	\$124,966	\$65.64	44
1970 – 1979	1846	1976	\$135,300	\$74.35	11
1980 – 1989	1750	1983	\$129,545	\$75.33	11
1990 – 1999	1582	1997	\$127,234	\$82.78	8
2000 – 2009	1363	2004	\$115,667	\$86.57	3

Town-wide Sales 1/1/2013 – 12/31/2015

Style 03 – Split Levels

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1710	1969	\$133,322	\$78.59	109
2014	1682	1967	\$123,885	\$74.63	91
2015	1670	1968	\$130,329	\$78.20	128
Total Avg	1687	1968	\$129,179	\$77.14	328
Year Built					
<1950	1457	1946	\$97,333	\$66.65	3
1950 – 1959	1357	1955	\$101,566	\$75.54	51
1960 – 1969	1755	1964	\$126,523	\$72.60	144
1970 – 1979	1759	1975	\$144,867	\$83.02	84
1980 – 1989	1714	1983	\$143,719	\$84.58	43
1990 – 1999	1824	1993	\$149,333	\$83.62	3

Town-wide Sales 1/1/2013 – 12/31/2015

Style 04 – Cape Cods

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1340	1946	\$91,885	\$69.17	167
2014	1399	1948	\$97,965	\$70.92	134
2015	1364	1945	\$93,143	\$69.20	165
Total Avg	1368	1946	\$94,331	\$69.76	466
Year Built					
<1950	1269	1939	\$86,829	\$69.25	248
1950 – 1959	1447	1953	\$99,156	\$69.55	195
1960 – 1969	1721	1963	\$120,859	\$71.19	17
1970 – 1979	1565	1972	\$121,200	\$75.98	2
1980 – 1989	1356	1981	\$117,450	\$83.27	2
1990 – 1999	2720	1995	\$255,000	\$93.75	1
2000 – 2015	1653	2004	\$185,000	\$111.92	1

Town-wide Sales 1/1/2013 – 12/31/2015

Style 5 – Colonials

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1976	1988	\$177,228	\$88.74	285
2014	1969	1985	\$177,223	\$88.87	279
2015	1973	1985	\$176,781	\$88.94	288
Total Avg	1973	1986	\$177,081	\$88.85	852
Year Built					
<1950	1432	1938	\$112,364	\$78.18	28
1950 – 1959	1540	1955	\$112,907	\$73.52	46
1960 – 1969	1782	1965	\$130,942	\$74.31	99
1970 – 1979	1891	1976	\$152,721	\$80.93	92
1980 – 1989	1929	1985	\$160,406	\$83.45	211
1990 – 1999	2115	1994	\$193,471	\$91.73	166
2000 – 2009	2264	2004	\$238,161	\$105.34	103
2010 – 2015	2133	2013	\$233,881	\$108.80	107

Town-wide Sales 1/1/2013 – 12/31/2015

Style 06 – Contemporary

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	2294	1993	\$229,628	\$98.38	59
2014	2137	1990	\$206,464	\$96.79	30
2015	2331	1991	\$231,377	\$97.71	37
Total Avg	2254	1991	\$222,490	\$97.62	126
Year Built					
1960-1969	2023	1966	\$157,450	\$77.43	2
1970 – 1979	2167	1976	\$175,375	\$85.92	4
1980 – 1989	2182	1986	\$201,246	\$92.06	57
1990 – 1999	2277	1994	\$224,164	\$96.87	45
2000 – 2009	2660	2006	\$307,480	\$114.04	5
2010 – 2015	2528	2014	\$322,359	\$126.77	13

**Town-wide Sales
1/1/2013 – 12/31/2015**

Style 08 – Old Styles

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1400	1930	\$108,157	\$79.24	69
2014	1362	1934	\$109,164	\$79.86	61
2015	1466	1925	\$111,408	\$79.57	79
Total Avg	1409	1930	\$109,576	\$79.55	209
Year Built					
<1950	1425	1928	\$110,350	\$79.40	199
1950-1959	1189	1952	\$97,878	\$84.11	9
1960-1969	1234	1960	\$82,400	\$66.77	1

**Town-wide Sales
1/1/2013 – 12/31/2015**

Style 09 – Cottages

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2014	756	1912	\$140,000	\$185.19	1
2015	544	1926	\$77,850	\$140.92	3
Total Avg	650	1919	\$108,925	\$163.05	4
Year Built					
<1950	597	1922	\$93,388	\$151.98	4

**Town-wide Sales
1/1/2013 – 12/31/2015**

Style 11 – Log House

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013					
2014					
2015	3663	1964	\$265,000	\$79.44	1
Total Avg	3663	1964	\$265,000	\$79.44	1
Year Built					
1960 – 1969	3663	1964	\$265,000	\$79.44	1

Town-wide Sales 1/1/2013 – 12/31/2015

Style 12 – Duplex

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1758	1964	\$116,500	\$66.37	2
2014					
2015					
Total Avg	1758	1964	\$116,500	\$66.37	2
Year Built					
1960-1969	1758	1964	\$116,500	\$66.37	2

**Town-wide Sales
1/1/2013 – 12/31/2015**

Style 13 – Bungalows

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	951	1932	\$73,900	\$77.87	6
2014	961	1939	\$73,827	\$79.49	11
2015	889	1934	\$72,069	\$82.52	8
Total Avg	934	1935	\$73,265	\$79.96	25
Year Built					
< 1950	948	1932	\$72,836	\$78.71	21
1950 - 1959	872	1954	\$75,625	\$87.22	4

Town-wide Sales 1/1/2013 – 12/31/2015

Style 15 – Townhouses

Year	Avg s/f	Avg Yr Blt	Avg Sales Price	Avg \$ s/f	# Sold
2013	1432	1998	\$155,962	\$106.68	52
2014	1381	1997	\$151,956	\$106.72	46
2015	1448	1997	\$149,721	\$101.33	65
Total Avg	1420	1997	\$152,546	\$104.91	163
Year Built					
1960 – 1969					
1970 – 1979	1080	1974	\$65,000	\$60.19	2
1980 – 1989	1274	1986	\$108,477	\$85.42	67
1990 – 1999	1314	1994	\$123,181	\$94.13	27
2000 - 2009	1608	2006	\$172,643	\$108.18	30
2010 - 2015	1646	2013	\$241,316	\$146.28	37