

## **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 12/31/2014. 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 2 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 – 12/31/2014

Style	Avg S / F	Avg Yr Blt	Avg Sales Price	Avg \$ S / F	# Sold	Total Inventory
01 – Ranch	1316	1975	\$134,150	\$101.33	440	7717
02 – Raised Ranch	1910	1972	\$131,000	\$71.01	45	1014
03 – Split Level	1704	1968	\$129,388	\$76.76	192	4034
04 – Cape Cod	1385	1948	\$98,496	\$71.20	307	4924
05 – Colonial	1973	1987	\$176,828	\$88.65	539	8172
06 – Contemporary	2227	1992	\$216,187	\$96.19	86	1357
08 – Old Style	1372	1932	\$109,057	\$80.46	133	2783
09 – Cottage	756	1912	\$140,000	\$185.19	1	43
12 – Duplex	1758	1964	\$116,500	\$66.37	2	64
13 – Bungalow	950	1936	\$73,781	\$79.79	16	321
15 – Townhouse	1418	1997	\$155,373	\$107.05	91	1010
Other Styles					1	10
<b>Total Avg</b>	<b>1622</b>	<b>1972</b>	<b>\$142,670</b>	<b>\$87.76</b>	<b>1853</b>	<b>31,449</b>

## Town-wide Sales 1/1/2013 – 12/31/2014

### 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>2011</b>	1344	1972	\$129,557	\$96.07	181
<b>2012</b>	1334	1974	\$139,361	\$104.71	215
<b>2013</b>	1319	1976	\$131,318	\$99.93	146
<b>2014</b>	1315	1976	\$135,160	\$101.74	221
<b>Total Avg</b>	<b>1328</b>	<b>1975</b>	<b>\$133,849</b>	<b>\$100.61</b>	<b>763</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1140	1940	\$95,131	\$84.71	16
<b>1950 – 1959</b>	1161	1955	\$101,904	\$89.37	117
<b>1960 – 1969</b>	1302	1964	\$118,391	\$91.22	93
<b>1970 – 1979</b>	1344	1974	\$121,214	\$91.18	50
<b>1980 – 1989</b>	1319	1984	\$132,375	\$101.44	56
<b>1990 – 1999</b>	1418	1995	\$159,976	\$113.28	28
<b>2000 – 2009</b>	1492	2004	\$182,816	\$122.51	32
<b>2010 - 2014</b>	1476	2012	\$189,027	\$129.99	15

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2011</b>	1828	1975	\$117,748	\$65.79	21
<b>2012</b>	1766	1976	\$123,629	\$74.47	21
<b>2013</b>	1806	1974	\$130,247	\$74.20	17
<b>2014</b>	1883	1971	\$129,733	\$71.40	21
<b>Total Avg</b>	<b>1821</b>	<b>1974</b>	<b>\$125,339</b>	<b>\$71.47</b>	<b>80</b>
<b>Year Built</b>					
<b>1960 – 1969</b>	2052	1964	\$132,107	\$65.88	28
<b>1970 – 1979</b>	1852	1974	\$135,500	\$73.69	5
<b>1980 – 1989</b>	1720	1983	\$126,875	\$75.26	8
<b>1990 – 1999</b>	1465	1997	\$131,167	\$92.74	3
<b>2000 – 2009</b>	1079	2008	\$110,000	\$101.95	1

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2011</b>	1659	1968	\$122,606	\$74.79	97
<b>2012</b>	1727	1968	\$126,600	\$73.53	112
<b>2013</b>	1719	1970	\$132,068	\$77.37	77
<b>2014</b>	1695	1967	\$124,123	\$74.33	84
<b>Total Avg</b>	<b>1700</b>	<b>1968</b>	<b>\$126,349</b>	<b>\$75.01</b>	<b>370</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1478	1945	\$90,000	\$60.89	1
<b>1950 – 1959</b>	1346	1955	\$102,900	\$77.51	24
<b>1960 – 1969</b>	1762	1965	\$125,636	\$72.00	91
<b>1970 – 1979</b>	1777	1975	\$143,929	\$81.77	53
<b>1980 – 1989</b>	1708	1984	\$140,990	\$83.60	21
<b>1990 – 1999</b>	1496	1994	\$130,500	\$87.74	2

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**Style 04 – Cape Cods**

<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>2011</b>	1388	1950	\$96,645	\$70.42	105
<b>2012</b>	1330	1948	\$93,821	\$70.93	123
<b>2013</b>	1378	1950	\$98,396	\$71.40	117
<b>2014</b>	1414	1949	\$100,150	\$71.38	132
<b>Total Avg</b>	<b>1378</b>	<b>1949</b>	<b>\$97,253</b>	<b>\$71.03</b>	<b>477</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1254	1939	\$87,310	\$70.71	146
<b>1950 – 1959</b>	1455	1953	\$98,715	\$68.76	140
<b>1960 – 1969</b>	1772	1964	\$128,550	\$73.64	8
<b>1970 – 1979</b>	1841	1979	\$172,467	\$93.85	3
<b>1980 – 1989</b>	1470	1985	\$123,838	\$81.48	4
<b>1990 – 1999</b>	1584	1995	\$143,333	\$91.34	3
<b>2000 – 2009</b>	1909	2004	\$209,750	\$109.98	4

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**Style 5 – Colonials**

<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>2011</b>	1998	1987	\$175,080	\$86.73	231
<b>2012</b>	1936	1988	\$174,912	\$89.60	223
<b>2013</b>	2043	1990	\$183,659	\$89.28	104
<b>2014</b>	1966	1985	\$175,880	\$88.37	262
<b>Total Avg</b>	<b>1986</b>	<b>1988</b>	<b>\$177,382</b>	<b>\$88.50</b>	<b>820</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1405	1941	\$100,213	\$71.92	16
<b>1950 – 1959</b>	1567	1955	\$107,902	\$69.52	33
<b>1960 – 1969</b>	1809	1965	\$132,327	\$73.78	55
<b>1970 – 1979</b>	1889	1976	\$152,630	\$80.98	58
<b>1980 – 1989</b>	1936	1985	\$157,618	\$81.75	133
<b>1990 – 1999</b>	2078	1993	\$187,125	\$90.38	95
<b>2000 – 2009</b>	2208	2004	\$236,002	\$107.42	64
<b>2010 – 2014</b>	2184	2012	\$238,508	\$109.12	26

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2011</b>	2215	1992	\$203,246	\$92.12	29
<b>2012</b>	2225	1989	\$210,914	\$94.52	44
<b>2013</b>	2250	1991	\$216,710	\$95.28	42
<b>2014</b>	2135	1991	\$200,732	\$94.42	26
<b>Total Avg</b>	<b>2206</b>	<b>1991</b>	<b>\$207,901</b>	<b>\$94.09</b>	<b>141</b>
<b>Year Built</b>					
<b>1970 – 1979</b>	2608	1974	\$174,000	\$69.39	2
<b>1980 – 1989</b>	2119	1986	\$193,600	\$91.72	36
<b>1990 – 1999</b>	2308	1993	\$230,065	\$97.86	37
<b>2000 – 2009</b>	2522	2003	\$316,667	\$126.63	3
<b>2010 – 2014</b>	2344	2013	\$292,450	\$124.81	2

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2011</b>	1427	1923	\$113,731	\$83.43	59
<b>2012</b>	1360	1931	\$117,242	\$84.62	46
<b>2013</b>	1380	1932	\$106,267	\$79.71	45
<b>2014</b>	1345	1933	\$110,917	\$81.99	62
<b>Total Avg</b>	<b>1378</b>	<b>1930</b>	<b>\$112,039</b>	<b>\$83.94</b>	<b>212</b>
<b>Year Built</b>					
<b>&lt;1950</b>	1368	1931	\$109,769	\$81.30	127
<b>1950-1959</b>	1487	1952	\$119,688	\$78.12	8
<b>1960-1969</b>	1234	1960	\$82,400	\$66.77	1

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2012</b>	<b>715</b>	<b>1928</b>	<b>\$55,000</b>	<b>\$76.92</b>	<b>1</b>
<b>2014</b>	<b>756</b>	<b>1912</b>	<b>\$140,000</b>	<b>\$185.19</b>	<b>1</b>
<b>Total Avg</b>	<b>736</b>	<b>1920</b>	<b>\$97,500</b>	<b>\$131.06</b>	<b>2</b>
<b>Year Built</b>					
<b>&lt;1950</b>	<b>756</b>	<b>1912</b>	<b>\$140,000</b>	<b>\$185.19</b>	<b>1</b>

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2011</b>	1716	1955	\$108,000	\$62.94	1
<b>2012</b>	1819	1961	\$116,333	\$63.95	3
<b>2013</b>	1758	1964	\$116,500	\$66.37	2
<b>Total Avg</b>	<b>1764</b>	<b>1960</b>	<b>\$113,611</b>	<b>\$64.42</b>	<b>6</b>
<b>Year Built</b>					
<b>1960 – 1969</b>	1758	1964	\$116,500	\$66.37	2

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2011</b>	942	1939	\$77,475	\$86.34	8
<b>2012</b>	1044	1937	\$74,724	\$73.86	7
<b>2013</b>	837	1925	\$66,900	\$79.82	3
<b>2014</b>	947	1940	\$73,710	\$78.35	10
<b>Total Avg</b>	<b>943</b>	<b>1935</b>	<b>\$73,202</b>	<b>\$79.57</b>	<b>28</b>
<b>Year Built</b>					
<b>&lt; 1950</b>	970	1933	\$71,846	\$76.00	13
<b>1950 – 1959</b>	862	1954	\$82,167	\$96.26	3

**Town-wide Sales  
1/1/2013 – 12/31/2014**

**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>2011</b>	1221	1993	\$119,995	\$97.79	46
<b>2012</b>	1335	1994	\$130,195	\$96.72	40
<b>2013</b>	1447	1998	\$157,495	\$107.12	38
<b>2014</b>	1396	1998	\$152,885	\$106.55	40
<b>Total Avg</b>	<b>1350</b>	<b>1996</b>	<b>\$140,143</b>	<b>\$102.05</b>	<b>164</b>
<b>Year Built</b>					
<b>1960 – 1969</b>					
<b>1970 – 1979</b>	1080	1974	\$65,000	\$60.19	1
<b>1980 – 1989</b>	1211	1987	\$106,253	\$88.37	34
<b>1990 – 1999</b>	1363	1995	\$124,794	\$91.95	17
<b>2000 - 2009</b>	1666	2005	\$175,627	\$105.70	15
<b>2010 - 2014</b>	1645	2012	\$237,196	\$143.94	11