

BRUNO REALTY CONSULTANTS



HOMES CLOSED FOR Residential:

* Current Inventory

2007

Residential only **SOLD** January 1, 2007 – Aug 31, 07 (240 days)

Residential Available as of 8/31/07

30 day UC

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available Sept 30 2006	Listing Inventory Aug 31 2007	Median \$ all Homes Available Aug 31	Houses Under Contract Units sold 08/1/07 - 08/31/07	Under Contract Listing Price 08/01/07 - 08/31/07
Oakdale	40	\$456,990	97.7	93	10798	68	61	\$529,990	3	\$600,00
Bohemia	28	\$453,500	96.75	89	8924	56	50	\$507,000	3	\$389,000
Sayville	57	\$450,500	96.0	111	7835	93	89	\$540,000	14	\$454,000
W. Sayville	15	\$421,000	96.8	63	7920	19	15	\$435,000	4	\$474,000
Bayport	40	\$502,500	96.45	120	9235	65	57	\$559,990	4	\$454,000
Blue Point	26	\$417,000	96.85	102	8615	32	32	\$539,000	1	\$389,000
Great River	6	\$616,500	94.65	67	12,673	10	11	\$1,200,000	1	\$490,000
East Islip	66	\$431,500	96.35	93	8097	91	81	\$499,000	7	\$449,990
Islip Terrace	46	\$380,000	96.1	90	7651	60	40	\$439,445	3	\$359,900
Ronkonkoma	109	\$375,000	97.5	82	7174	165	144	\$429,000	13	\$339,000
Holbrook	118	\$399,000	97.4	92	7057	145	116	\$427,950	17	\$359,000

Rose Mary Bruno
CRS,GRI, ABR

All Agents Are Not The Same

Residential only

Homes "sold" for the 7 year History Comparison

Town	Homes Sold Price 2001	Homes Sold Price 2002	Homes Sold Units 2003	Homes Sold Price 2003	Home Sold Units 2004	Median Sold Price 2004	Homes Sold Units 2005	Median Sold Price 2005	Median Sold Units 2006	Median Sold Price 2006	Homes Sold Units 2007 Jan - 1	Median Sold Price 2007 Aug 31
Oakdale	257,000	312,500	61	395,000	65	420,000	63	470,000	57	485,000	40	\$456,990
Bohemia	260,000	299,000	70	353,750	68	401,500	70	436,000	65	480,000	28	\$453,500
Sayville	282,500	340,000	114	366,500	118	410,000	127	455,000	107	472,500	57	\$450,500
West Sayville	217,500	280,000	25	359,000	28	389,000	19	405,000	26	418,500	15	\$421,000
Bayport	269,500	329,000	55	365,000	55	429,400	57	515,000	47	465,000	40	502,500
Blue Point	239,000	293,000	36	360,295	40	422,500	42	445,000	42	460,000	26	\$417,000
Great River	n/a	n/a	9	605,000	6	617,500	16	707,000	12	678,250	6	\$616,500
East Islip	270,000	296,400	109	370,000	99	420,000	105	435,000	93	455,000	66	\$431,500
Holbrook	229,000	271,150	173	320,000	190	381,000	185	397,000	196	405,000	46	\$380,000

Market Analysis Source : Multiple listing service , Stratus search, 2001 through 2007 subject to errors & omissions (Taxes may not reflect NYS Star exemption)

Call for a FREE market value of your property 631-567-5900