

2007

Bruno Realty Consultants



HOMES CLOSED FOR Residential:

*** Current Inventory 2007**

Residential only **SOLD** January 1, 2007 – Feb 28, 2007 59 days)

Residential Available as of 3/1/07

30 day UC

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available March 31 2006	Listing Inventory March 1 2007	Median \$ all Homes Available 3/1/07	Houses Under Contract Units sold 2/1/07 2/28/06	Under Contract Listing Price 2/1/06 2/28/06	Interest Rates March 08 2006
Oakdale	12	478,000	97.35	90	8164	53	52	537,000	1	457,000	30 yrs
Bohemia	8	512,000	97	82	8708	29	33	495,000	5	469,000	300,000
Sayville	5	372,000	100	87	9001	57	63	539,000	14	484,450	@ 6.00%
West Sayville	1	480,000	96	128	10,700	7	13	470,000	2	441,950	Pymt \$1798.65
Bayport	11	540,000	97.8	122	7779	38	51	659,000	5	585,000	Conventional Loan
Blue Point	6	515,000	97.4	100	8747	26	33	479,000	0	0	
Great River	1	603,000	95	52	11,825	9	10	749,000	0	0	
East Islip	12	425,000	95.6	110	8275	71	93	549,000	5	559,000	
Islip Terrace	11	390,000	96.2	147	7034	50	40	411,495	5	399,000	
Ronkonkoma	29	365,000	97.5	89	6961	137	127	434,900	15	345,000	
Holbrook	21	410,000	97.3	95	6747	107	105	429,000	16	325,000	

Residential only **Homes "sold" for the 6 year History Comparison**

Town	Homes Sold Price 2001	Homes Sold Price 2002	Homes Sold Units 2003	Homes Sold Price 2003	Homes 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	Median Sold Price 2007
Oakdale	257,000	312,500	61	395,000	65	420,000	63	470,000	57	485,000	12	478,000
Bohemia	260,000	299,000	70	353,750	68	401,500	70	436,000	65	480,000	8	512,000
Sayville	282,500	340,000	114	366,500	118	410,000	127	455,000	107	472,500	5	372,000
West Sayville	217,500	280,000	25	359,000	28	389,000	19	405,000	26	418,500	1	480,000
Bayport	269,500	329,000	55	365,000	55	429,400	57	515,000	47	465,000	11	540,000
Blue Point	239,000	293,000	36	360,295	40	422,500	42	445,000	42	460,000	6	515,000
Great River	n/a	n/a	9	605,000	6	617,500	16	707,000	12	678,250	1	603,000
East Islip	270,000	296,400	109	370,000	99	420,000	105	435,000	93	455,000	12	425,000
Islip Terrace	210,000	265,000	55	315,000	69	357,000	88	396,000	75	400,000	11	390,000
Ronkonkoma	190,000	249,000	192	297,000	192	340,000	230	380,000	179	390,000	29	365,000
Holbrook	229,000	271,150	173	320,000	190	381,000	185	397,000	196	405,000	21	410,000

Market Analysis source : Multiple listing service , Stratus search, 2003, 2004 and 2005 subject to errors & omissions (Taxes may not reflect NYS Star exemption)

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