

2008

# Bruno Realty Consultants



## HOMES CLOSED FOR Residential:

\* **Current Inventory 2008**

Residential only **SOLD** January 1 , 2008 – Feb 29, 08 (60 days)

Residential Available as of 2/01/07

30 day UC

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	# Listing Available Feb 28 2007	# Listing Inventory Mar 01 2008	Median Price of inventory Available Mar. 01	Houses Under Contract Units sold 2/01/08 2/29/08	Under Contract Median Listing Price 02/01/08 02/29/08	Interest Rates Mar 1 2008
Oakdale	7	420,000	95.6	87	8254	52	56	514,000	1	459,000	30 yrs
Bohemia	5	408,000	94.3	86	7819	33	46	499,000	2	349,000	300,000
Sayville	8	447,500	97.05	83	8924	63	68	541,990	3	389,000	@ 6.37
West Sayville	3	363,000	95.0	137	7211	13	14	419,000	1	435,000	Pymt \$
Bayport	6	526,000	93.3	180	9240	51	32	732,000	5	389,000	Conventional
Blue Point	6	417,000	96.5	144	9386	33	34	474,000	5	339,000	
Great River	0	0	0	0	0	10	16	699,000	2	1,687,000	
East Islip	11	435,000	96.5	144	9163	93	80	499,000	8	674,000	
Islip Terrace	7	407,000	94.4	125	8000	40	54	419,250	1	399,000	
Ronkonkoma	17	362,500	96.4	127	7063	127	152	369,000	10	356,000	
Holbrook	19	385,000	96.9	92	6800	105	105	409,990	16	384,000	

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	Median Sold Price 2007
Oakdale	257,000	312,500	61	395,000	65	420,000	63	470,000	57	485,000	51	467,500
Bohemia	260,000	299,000	70	353,750	68	401,500	70	436,000	65	480,000	43	430,000
Sayville	282,500	340,000	114	366,500	118	410,000	127	455,000	107	472,500	101	470,000
West Sayville	217,500	280,000	25	359,000	28	389,000	19	405,000	26	418,500	23	425,000
Bayport	269,500	329,000	55	365,000	55	429,400	57	515,000	47	465,000	59	473,000
Blue Point	239,000	293,000	36	360,295	40	422,500	42	445,000	42	460,000	44	402,500
Great River	n/a	n/a	9	605,000	6	617,500	16	707,000	12	678,250	7	603,000
East Islip	270,000	296,400	109	370,000	99	420,000	105	435,000	93	455,000	89	425,000
Islip Terrace	210,000	265,000	55	315,000	69	357,000	88	396,000	75	400,000	61	380,000
Ronkonkoma	190,000	249,000	192	297,000	192	340,000	230	380,000	179	390,000	170	360,000
Holbrook	229,000	271,150	173	320,000	190	381,000	185	397,000	196	405,000	163	399,000

Market Analysis Source : Multiple listing service , Stratus search, 2003, 04, 05, 06, 07, 08 subject to errors & omissions (Taxes may not reflect NYS Star exemption)

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