

2008



Bruno Realty Consultants

CLOSED Residential: *

Current Inventory 2008

SOLD January 1, 2008 – March 31, 08 (92 days)

Residential Available as of 4/01/08

30 day Under Contract - 2008

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available April 1 2007	Listing Inventory April 01 2008	Median Price of all Homes Available April 01 - 08	Houses Under Contract Units sold 3/01/08 03/31/08	Under Contract Median List Price 03/01/08 03/31/08	Under Contract Median Days To Sell	Interest Rates 30 Day Changes
Oakdale	10	425,000	95.9	120	8329	48	49	534,000	5	489,990	82	Rates Moved From 5.5% To 6.37%
Bohemia	6	404,000	95.9	110	7819	47	47	499,000	5	425,000	57	
Sayville	11	450,000	95.2	85	9164	79	72	526,950	10	469,000	110	
West Sayville	3	363,000	95	137	7211	16	13	429,000	2	364,000	87	
Bayport	8	369,750	94.05	180	8605	54	41	719,000	3	475,000	222	
Blue Point	7	434,000	96.7	144	9537	35	33	459,000	2	440,000	180	
Great River	1	2,200,000	80	383	36,399	11	16	699,495	0	0	0	
East Islip	20	430,000	96.15	123	9466	90	79	499,990	11	449,990	175	
Islip Terrace	6	407,500	95.35	145	8000	56	56	410,000	6	409,495	121	
Ronkonkoma	25	362,500	96.4	98	7118	148	160	374,995	10	354,000	91	
Holbrook	31	385,000	96.7	115	7164	118	107	399,000	11	333,000	149	

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