

2011

Bruno Realty Consultants



HOMES CLOSED FOR Residential: * Current Inventory 2011

Residential only **SOLD** January 1, 2011 – March 31 (90 days)

Available as of 03/31/11

30 day UC

Bank Owned

Town	Homes Sold	Median Sold Price	Median % of listing Price Sold	Median Days on the market	Median taxes	# Listing Available Mar 31 2010	# Listing Inventory Mar 31 2011	Median Price of inventory Available Mar 31	Units Under Contract 03/01/11 03/31/11	Under Contract Listing Price 03/01/11 3/31/11	Total Short Sales /REOs Short/REO 2011 01/1- 03/31 Closed
Oakdale	8	339,000	94.5	105	9514	57	49	499,000	8	420,000	1/0
Bohemia	11	412,000	94.2	73	8543	42	45	409,000	2	514,000	1/1
Sayville	14	477,000	96.4	134	10700	61	69	423,000	15	388,000	1/0
West Sayville	5	358,000	95.8	112	8200	13	10	344,900	1	399,000	1/2
Bayport	11	300,000	96.2	93	8838	37	56	512,450	9	529,000	2/2
Blue Point	5	340,000	94.1	103	10,566	34	25	479,000	7	349,000	1/0
Great River	1	669,500	94.3	90	14,891	12	5	649,000	0	0	0/0
East Islip	8	312,500	96.5	85	9397	73	92	449,000	7	385,000	0/0
Islip Terrace	11	355,000	96.2	67	9184	46	53	329,000	4	325,000	0/2
Ronkonkoma	37	299,000	96	96	7837	89	141	319,000	10	274,945	4/3
Holbrook	21	320,000	96.4	113	7620	67	91	355,000	10	363,500	4/2

Residential only

Homes "sold" for the 8 year History Comparison

Town	Homes Sold Price 2001	Homes Sold Price 2002	Homes Sold Price 2003	Median Sold Price 2004	Median Sold Price 2005	Median Sold Price 2006	Median Sold Price 2007	Median Sold Price 2008	Median Sold Price 2009	Median Sold Price 2010
Oakdale	257,000	312,500	395,000	420,000	470,000	485,000	467,500	427,500	392,000	424,500
Bohemia	260,000	299,000	353,750	401,500	436,000	480,000	430,000	404,000	365,000	363,000
Sayville	282,500	340,000	366,500	410,000	455,000	472,500	470,000	429,000	405,000	390,000
West Sayville	217,500	280,000	359,000	389,000	405,000	418,500	425,000	361,000	400,000	366,250
Bayport	269,500	329,000	365,000	429,400	515,000	465,000	473,000	420,000	405,000	400,000
Blue Point	239,000	293,000	360,295	422,500	445,000	460,000	402,500	415,000	361,000	374,000
Great River	n/a	n/a	605,000	617,500	707,000	678,250	603,000	560,000	637,000	662,500
East Islip	270,000	296,400	370,000	420,000	435,000	455,000	425,000	429,000	400,000	395,000
Islip Terrace	210,000	265,000	315,000	357,000	396,000	400,000	380,000	380,000	330,000	313,250
Ronkonkoma	190,000	249,000	297,000	340,000	380,000	390,000	360,000	336,500	311,000	295,000
Holbrook	229,000	271,150	320,000	381,000	397,000	405,000	399,000	362,000	355,750	340,000

Market Analysis * 2010) Source: Multiple listing service , Stratus search, 2001,through 2010 subject to errors & omissions (Taxes may not reflect NYS Star exemption

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