

2008

Bruno Realty Consultants



HOMES CLOSED FOR Residential:

*** Current Inventory 2008**

Residential only **SOLD** January 1, 2008 – April 30, 08 (121 days)

Residential Available as of 4/30/07

30 day UC

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	# Listing Available April 30 2007	# Listing Inventory April 30 2008	Median Price of inventory Available April 30	Houses Under Contract Units sold 4/01/08 4/30/08	Under Contract Median Listing Price 04/01/08 04/30/08	Bank Owned Homes Closed Short Sales 01/01/2008 to 04/30/2008
Oakdale	16	425,000	96.35	147	8355	56	59	539,000	5	419,000	1
Bohemia	7	408,000	95.5	134	7818	55	43	499,000	4	372,450	0
Sayville	19	410,000	96.1	85	9084	91	76	529,450	13	450,000	0
West Sayville	6	371,500	94.6	129	7039	16	15	399,000	0	0	0
Bayport	11	362,500	96.2	187	7663	65	40	708,538	6	69995	0
Blue Point	10	449,500	97.2	149	9375	38	35	529,000	2	394,000	1
Great River	2	1,335,000	84.8	322	25,530	13	16	747,495	2	609,000	0
East Islip	28	440,000	94.8	145	9466	92	80	477,000	5	389,000	0
Islip Terrace	8	397,500	94.5	145	8000	56	59	405,000	3	339,000	0
Ronkonkoma	35	365,000	96.4	119	7142	148	162	374,990	10	329,000	2
Holbrook	41	385,000	96.8	132	7200	128	103	399,000	13	389,000	5

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