

2008

# Bruno Realty Consultants



**CLOSED Residential: \***

**Current Inventory 2008**

SOLD January 1, 2008 – May 31, 08 (152 days)

30 day Under Contract – 2008

Residential Available as of 5/01/08

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Houses Under Contract Units sold In May 08	Under Contract Median List Price In May 08	Under Contract Median days to sell 08	Listing Available June 1 2007	Listing Inventory June 01 2008	Median Price of all Homes Available June 01 - 08	Short Sales or Bank Owned 1/1-5/1/08
Oakdale	21	420,000	96.2	102	8404	7	369,000	26	63	54	568,250	1
Bohemia	10	404,000	94.4	129	7819	7	375,000	86	53	40	494,000	1
Sayville	28	470,000	95.65	104	9227	12	439,995	75	92	85	539,000	4
West Sayville	6	371,5000	94.6	129	7029	1	397,000	56	16	14	409,000	0
Bayport	16	368,750	96.1	185	8608	4	462,000	50	63	43	694,990	2
Blue Point	13	400,000	96.7	144	9386	3	339,000	64	39	36	497,000	0
Great River	5	563,750	90.7	211	14,477	0	0	0	14	18	704,990	0
East Islip	33	440,000	95.1	140	9342	4	426,445	78	88	86	489,000	1
Islip Terrace	15	395,000	94.3	125	8278	5	280,000	101	60	66	404,500	0
Ronkonkoma	43	360,150	96.2	119	7134	16	344,745	124	161	161	369,000	2
Holbrook	55	385,000	96.9	106	7124	11	359,990	104	125	106	399,990	6

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