

2008



# Bruno Realty Consultants

**CLOSED Residential: \***

**Current Inventory 2008**

SOLD January 1, 2008 – June 30, 08 (182 days)

30 day Under Contract – 2008

Residential Available as of 6/01/08

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Houses Under Contract Units sold June 2008	Under Contract Median List Price June 2008	Under Contract Median days to sell 08	Listing Available July 1 2007	Listing Inventory July 1 2008	Median Price of all Homes Available July 01 - 08	Bank Owned Avail. 1/1-7/1/08
Oakdale	24	423,750	95.85	85	8527	4	504,000	117	64	65	539,000	1
Bohemia	16	393,000	94.45	95	7992	2	424,450	178	41	38	481,750	2
Sayville	37	450,000	96.1	111	9196	10	519,000	43	91	86	524,000	4
West Sayville	6	371,500	94.6	129	7029	1	377,500	92	16	15	419,000	2
Bayport	21	420,000	96.9	183	9424	4	422,000	133	62	48	684,995	1
Blue Point	15	400,000	96.7	144	8785	2	487,000	155	34	33	489,990	1
Great River	4	563,750	90.7	211	14,477	1	685,000	123	12	15	779,900	0
East Islip	41	449,000	95.8	107	9237	6	429,000	53	88	85	480,000	2
Islip Terrace	17	399,000	94.3	125	8254	7	428,876	76	49	63	399,000	8
Ronkonkoma	59	349,000	96.6	119	7102	17	319,000	96	125	154	379,995	12
Holbrook	63	389,000	96.9	92	7200	8	387,000	100	116	118	402,500	7

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	Homes 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