

2008



Bruno Realty Consultants

CLOSED Residential: *

Current Inventory 2008

SOLD January 1 , 2008 –July 31, 08 (213 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 July 2008	Under Contract Median List Price July 2008	Under Contract Median days to sell 08	Listing Available August 31 2007	Listing Inventory August 1 2008	Median Price of All Homes Available Aug 2008	Bank Owned Avail. 8/1/08
Oakdale	32	420,000	95.45	70	8870	2	561,250	161	61	70	\$521,995	2
Bohemia	21	385,000	95.4	103	7970	4	485,000	95	50	40	469,450	2
Sayville	51	497,000	95.5	123	\$9,809	11	464,000	55	89	84	516,945	1
West Sayville	7	363,000	94.2	122	\$6,952	1	299,000	199	15	16	442,495	0
Bayport	27	420,000	96.3	177	\$9,424	2	354,000	114	57	46	696,995	0
Blue Point	17	400,000	96.5	141	\$8,785	3	385,000	64	32	33	489,000	0
Great River	5	512,000	89.5	187	\$14,281	1	599,000	193	11	14	787,450	0
East Islip	47	440,000	95.2	107	\$9,789	5	345,000	79	81	85	520,000	6
Islip Terrace	20	355,000	94.7	121.5	\$8,266	3	399,000	152	40	67	399,000	11
Ronkonkoma	71	360,000	95.6	105	\$7,142	14	375,000	89	144	147	369,000	11
Holbrook	76	381,750	96.7	98	\$7,405	11	379,000	73	116	115	399,000	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	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