

2009



Bruno Realty Consultants

HOMES CLOSED FOR Residential:

* **Current Inventory 2009**

Residential only **SOLD** January 1, 2009 – July 31, 2009 (211 days) Residential Available as of 7/31/09 30 day UC

Town	Homes Sold	Median Sold Price	% of listing Price Sold	Days on the market	Median taxes	# Listing Available July 31 2008	# Listing Inventory July 31 2009	Median Price of inventory Available July 31	Houses Under Contract Units sold 07/01/09 07/31/09	Under Contract Median Listing Price 07/01/09 07/31/09	Under contract Short Sales Bank Owned List Price 07/01/09 07/31/09
Oakdale	18	401,000	95.5	70	8549	70	52	508,000	2	479,000	0
Bohemia	15	365,850	94.8	85	9356	40	36	449,000	6	427,000	0
Sayville	47	410,000	85.0	95.3	9246	84	86	470,500	9	419,000	1
West Sayville	12	375,000	81.0	95.7	8178	16	17	389,000	2	449,495	0
Bayport	11	422,500	97.1	101	10,054	46	54	532,000	4	483,500	0
Blue Point	10	385,000	95.5	67	8225	33	37	459,000	6	340,000	0
Great River	4	670,000	94.95	137	14,193	14	7	825,000	0	0	0
East Islip	25	385,000	95.0	83	9,496	85	71	439,000	6	492,500	2
Islip Terrace	21	332,000	93.1	112	8,735	67	56	364,500	8	341,995	1
Ronkonkoma	68	305,000	96.9	73	7005	147	100	335,950	16	329,445	1
Holbrook	69	355,000	96.9	68	7587	115	76	394,350	20	384,995	3

Residential only Homes "sold" for the 8 year History Comparison

Town	Homes Sold Price 2001	Homes Sold Price 2002	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	Median Sold Price 2008
Oakdale	257,000	312,500	395,000	65	420,000	63	470,000	57	485,000	51	467,500	427,500
Bohemia	260,000	299,000	353,750	68	401,500	70	436,000	65	480,000	43	430,000	404,000
Sayville	282,500	340,000	366,500	118	410,000	127	455,000	107	472,500	101	470,000	429,000
West Sayville	217,500	280,000	359,000	28	389,000	19	405,000	26	418,500	23	425,000	361,000
Bayport	269,500	329,000	365,000	55	429,400	57	515,000	47	465,000	59	473,000	420,000
Blue Point	239,000	293,000	360,295	40	422,500	42	445,000	42	460,000	44	402,500	415,000
Great River	n/a	n/a	605,000	6	617,500	16	707,000	12	678,250	7	603,000	560,000
East Islip	270,000	296,400	370,000	99	420,000	105	435,000	93	455,000	89	425,000	429,000
Islip Terrace	210,000	265,000	315,000	69	357,000	88	396,000	75	400,000	61	380,000	380,000
Ronkonkoma	190,000	249,000	297,000	192	340,000	230	380,000	179	390,000	170	360,000	336,500
Holbrook	229,000	271,150	320,000	190	381,000	185	397,000	196	405,000	163	399,000	362,000

Market Analysis Source : Multiple listing service , Stratus search, 2001,through 2009 subject to errors & omissions (Taxes may not reflect NYS Star exemption)

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