

2011

## Team Bruno USA



## HOMES CLOSED FOR Residential: \* Current Inventory 2011

Residential only **SOLD** January 1, 2011 – July 31 (210 days) Last Year Available as of 7/31/11 30 day UC Bank Owned

Town	Homes Sold	Median Sold Price	Median % of listing Price Sold	Median Days on the market	Median taxes	# Listing Available July 31 2010	# Listing Inventory July 31 2011	Median Price of inventory Available July 31	Units Under Contract 07/01/11 07/31/11	Under Contract Listing Price 07/01/11 07/31/11	Total Short Sales /REOs Short/REO 2011 01/1- 07/31 Closed
Oakdale	32	358,500	95.5	58	9,672	67	52	489,000	3	365,000	3/1
Bohemia	21	355,000	94.8	86	9,002	39	57	399,000	6	326,500	1/2
Sayville	51	402,500	95.5	83	9,773	77	78	419,000	5	439,990	2/2
West Sayville	11	358,000	96.9	70	9,148	13	15	369,900	1	289,000	0/2
Bayport	26	327,000	95.65	92	10,272	65	66	439,000	5	449,900	2/3
Blue Point	18	349,750	95.25	85	9,642	37	34	494,745	3	349,990	2/0
Great River	5	539,500	96.3	90	15,794	14	7	659,000	0	0	0/0
East Islip	33	360,000	95	104	10,152	88	89	449,890	12	349,495	2/0
Islip Terrace	23	302,000	95.9	70	8,881	56	57	329,000	3	353,445	1/4
Ronkonkoma	93	285,000	96	114	7,834	129	125	309,000	15	319,990	10/5
Holbrook	54	325,000	96.35	77	7,587	111	105	369,000	8	364,498	4/2

Residential only

## Homes "sold" for the 10 year History Comparison

Town	Homes Sold Price 2001	Homes Sold Price 2002	Homes Sold Price 2003	Median Sold Price 2004	Median Sold Price 2005	Median Sold Price 2006	Median Sold Price 2007	Median Sold Price 2008	Median Sold Price 2009	Median Sold Price 2010
Oakdale	257,000	312,500	395,000	420,000	470,000	485,000	467,500	427,500	392,000	424,500
Bohemia	260,000	299,000	353,750	401,500	436,000	480,000	430,000	404,000	365,000	363,000
Sayville	282,500	340,000	366,500	410,000	455,000	472,500	470,000	429,000	405,000	390,000
West Sayville	217,500	280,000	359,000	389,000	405,000	418,500	425,000	361,000	400,000	366,250
Bayport	269,500	329,000	365,000	429,400	515,000	465,000	473,000	420,000	405,000	400,000
Blue Point	239,000	293,000	360,295	422,500	445,000	460,000	402,500	415,000	361,000	374,000
Great River	n/a	n/a	605,000	617,500	707,000	678,250	603,000	560,000	637,000	662,500
East Islip	270,000	296,400	370,000	420,000	435,000	455,000	425,000	429,000	400,000	395,000
Islip Terrace	210,000	265,000	315,000	357,000	396,000	400,000	380,000	380,000	330,000	313,250
Ronkonkoma	190,000	249,000	297,000	340,000	380,000	390,000	360,000	336,500	311,000	295,000
Holbrook	229,000	271,150	320,000	381,000	397,000	405,000	399,000	362,000	355,750	340,000

Market Analysis \* 2010) Source: Multiple listing service , Stratus search, 2001,through 2010 subject to errors &amp; omissions (Taxes may not reflect NYS Star exemption

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