

2008



Bruno Realty Consultants

CLOSED Residential: *

Current Inventory 2008

SOLD January 1 , 2008 – August 31, 08 (244 days)

30 day Under Contract – 2008

Residential Available as of 9/01/08

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Houses Under Contract Units sold Aug 2008	Under Contract Median List Price Aug 2008	Under Contract Median days to sell Aug	Listing Available Sept 1 2007	Listing Inventory Sept 1 2008	Median Price of All Homes Available Aug 2008	Bank Owned Short Sale Avail. 9/1/08
Oakdale	33	420,000	95.5	68	8871	3	569,000	125	61	71	499,495	2
Bohemia	22	385,500	94.75	95	7992	2	467,500	35	50	42	389,000	6
Sayville	54	455,000	96	68	9382	6	446,950	69	89	87	499,000	1
West Sayville	9	355,000	94.2	122	6952	0	0	0	15	19	455,990	1
Bayport	29	429,000	96.3	177	9424	1	419,000	74	57	47	694,990	0
Blue Point	20	400,000	96.45	122	9006	1	449,000	46	32	33	489,000	0
Great River	6	556,550	88.55	159	14,400	1	484,900	31	11	11	795,000	0
East Islip	53	435,000	95.8	102	9592	3	299,000	90	81	80	524,938	1
Islip Terrace	25	395,000	95.5	86	8300	3	399,000	75	40	70	388,500	12
Ronkonkoma	91	340,000	95.6	103	7157	9	355,000	61	144	145	369,000	16
Holbrook	88	376,500	96.75	92	7405	6	376,750	88	116	123	399,900	15

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