

Bruno Realty Consultants



HOMES CLOSED FOR Residential: * Current Inventory 2010

Residential only **SOLD** January 1, 2010 –August 31 (247 days)

Available as of 8/31/10

31 day UC

Bank Owned

Town	Homes Sold	Median Sold Price	Median % of listing Price Sold	Median Days on the market	Median taxes	# Listing Available Aug 31 2009	# Listing Inventory Aug 31 2010	Median Price of inventory Available Aug 31	Units Sold Under Contract 8/01/10 8/31/10	Under Contract Median Listing Price 08/01/10 08/31/10	Total Short Sales /REOs Short/REO 2010 1/1- 8/31 Closed
Oakdale	37	420,000	96.2	77	9724	56	54	498,000	6	512,350	1/5
Bohemia	36	380,000	95.9	100	9207	37	32	389,450	4	394,495	6/2
Sayville	48	395,000	95.4	113	9708	85	65	414,900	3	475,00	10/3
West Sayville	10	387,500	95.9	53	8195	19	12	394,995	0	0	0/2
Bayport	32	393,750	96.3	80	10,404	57	57	499,000	5	429,990	5/3
Blue Point	22	380,350	96.5	81	8627	37	32	499,495	3	314,000	0/1
Great River	2	645,550	98.15	44.5	16,274	8	9	675,000	3	639,000	0/2
East Islip	54	390,000	95.7	82.5	9949	75	78	438,495	3	469,990	12/4
Islip Terrace	40	319,250	96.9	56	9013	54	52	339,990	3	340,000	7/11
Ronkonkoma	88	396,250	96.1	82	7438	105	117	325,000	9	339,000	25/20
Holbrook	79	350,00	96.3	71	7973	86	95	378,876	9	349,500	18/22

Residential only

Homes "sold" for the 8 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 Price Change 2008 -2009	Percent Difference 2008-2009 approx
Oakdale	257,000	312,500	395,000	420,000	470,000	485,000	467,500	427,500	392,000	-\$35,500	-08
Bohemia	260,000	299,000	353,750	401,500	436,000	480,000	430,000	404,000	365,000	-\$39,000	-.097
Sayville	282,500	340,000	366,500	410,000	455,000	472,500	470,000	429,000	405,000	-\$24,000	-.056
West Sayville	217,500	280,000	359,000	389,000	405,000	418,500	425,000	361,000	400,000	+\$39,000	+108
Bayport	269,500	329,000	365,000	429,400	515,000	465,000	473,000	420,000	405,000	-\$15,000	-.036
Blue Point	239,000	293,000	360,295	422,500	445,000	460,000	402,500	415,000	361,000	-\$54,000	-.13
Great River	n/a	n/a	605,000	617,500	707,000	678,250	603,000	560,000	637,000	+\$77,000	+138
East Islip	270,000	296,400	370,000	420,000	435,000	455,00	425,000	429,000	400,000	-\$29,000	-.068
Islip Terrace	210,000	265,000	315,000	357,000	396,000	400,000	380,000	380,000	330,000	-\$50,000	-.132
Ronkonkoma	190,000	249,000	297,000	340,000	380,000	390,000	360,000	336,500	311,000	-\$26,000	-.0775
Holbrook	229,000	271,150	320,000	381,000	397,000	405,000	399,000	362,000	355,750	-\$6250	-.0172

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

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