

2011

## Team Bruno USA



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

Residential only **SOLD** January 1, 2011 – Sept 30 (271 days)

Last Year

Available as of 8/31/11

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 Sept 30 2010	# Listing Inventory Sept 30 2011	Median Price of inventory Available Sept 30	Units Under Contract 09/01/11 09/30/11	Under Contract Listing Price 09/01/11 09/30/11	Total Short Sales /REOs Short/REO 2011 01/1- 09/30 Closed
Oakdale	36	350,000	95.15	63	9896	51	56	464,995	4	437,450	3/1
Bohemia	28	353,000	96.1	85	9090	34	55	399,990	3	399,000	0/2
Sayville	71	401,000	95.7	68	9658	61	80	393,250	6	344,950	3/2
West Sayville	13	350,000	95.8	70	9148	10	20	352,000	1	329,990	0/2
Bayport	39	385,000	95.4	102	11,257	62	56	419,000	5	399,000	2/3
Blue Point	24	349,750	95.25	85	9685	31	31	459,900	3	314,900	2/0
Great River	8	647,500	97.1	70	15,345	8	10	649,000	0	0	0/0
East Islip	58	353589	95.5	85	9,711	90	101	485,000	8	392,500	2/1
Islip Terrace	31	302,000	96.1	79	9007	53	52	327,000	5	339,000	2/4
Ronkonkoma	127	285,000	95.7	95	7834	132	137	315,000	5	289,000	13/7
Holbrook	75	339,000	96.3	70	7604	101	107	354,990	6	392,445	5/3

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	Median Sold Price Sept 30 2011
Oakdale	257,000	312,500	395,000	420,000	470,000	485,000	467,500	427,500	392,000	424,500	350,000
Bohemia	260,000	299,000	353,750	401,500	436,000	480,000	430,000	404,000	365,000	363,000	353,000
Sayville	282,500	340,000	366,500	410,000	455,000	472,500	470,000	429,000	405,000	390,000	401,000
West Sayville	217,500	280,000	359,000	389,000	405,000	418,500	425,000	361,000	400,000	366,250	350,000
Bayport	269,500	329,000	365,000	429,400	515,000	465,000	473,000	420,000	405,000	400,000	385,000
Blue Point	239,000	293,000	360,295	422,500	445,000	460,000	402,500	415,000	361,000	374,000	349,750
Great River	n/a	n/a	605,000	617,500	707,000	678,250	603,000	560,000	637,000	662,500	647,500
East Islip	270,000	296,400	370,000	420,000	435,000	455,000	425,000	429,000	400,000	395,000	353589
Islip Terrace	210,000	265,000	315,000	357,000	396,000	400,000	380,000	380,000	330,000	313,250	302,000
Ronkonkoma	190,000	249,000	297,000	340,000	380,000	390,000	360,000	336,500	311,000	295,000	285,000
Holbrook	229,000	271,150	320,000	381,000	397,000	405,000	399,000	362,000	355,750	340,000	339,000

Market Analysis \* 2011) Source: Multiple listing service , Stratus search, 2001,through 2011 subject to errors &amp; omissions (Taxes may not reflect NYS Star exemption

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

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