

2008

# Bruno Realty Consultants



**HOMES CLOSED FOR Residential:**

**\* Current Inventory 2008**

Residential only **SOLD** January 1, 2008 – Jan 31, 08 (31 days)

Residential Available as of 2/01/07

30 day UC

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available Feb 28 2007	Listing Inventory Feb 01 2008	Median Price of all Homes Available Feb 01	Houses Under Contract Units sold 1/01/08 01/31/08	Under Contract Median Listing Price 01/01/08 01/31/08	Interest Rates Feb 1 2008
Oakdale	none	0	0	0	0	52	56	\$499,000	6	\$454,450	30 yrs
Bohemia	2	\$412,500	93.3	61	7133	33	44	\$489,000	1	\$599,900	300,000
Sayville	2	\$987,500	97.6	41	12,523	63	61	\$499,000	4	\$519,000	@ 5.87
West Sayville	2	\$349,500	89.7	240	7383	13	12	\$449,000	1	\$399,000	Pymt \$
Bayport	2	\$510,000	96.5	191	10728	51	37	\$779,000	2	\$347,000	Conventional
Blue Point	2	\$380,000	97.15	95	6424	33	40	\$461,950	2	\$410,000	
Great River	none	0	0	0	0	10	17	\$725,000	2	\$525,000	
East Islip	4	\$457,895	97.05	90	10,197	93	84	\$499,895	5	\$449,000	
Islip Terrace	3	\$415,000	94.3	125	8067	40	44	\$429,250	6	\$369,000	
Ronkonkoma	11	\$365,000	98.7	127	7102	127	135	\$399,000	10	339,500	
Holbrook	9	\$355,99	97.9	72	7200	105	106	\$408,995	10	\$364,500	

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	Homes 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