

2009



Bruno Realty Consultants

CLOSED Residential: *

Current Inventory 2009

SOLD

January 1, 2009 – Jan 31, 09 (31 days)

30 day Under Contract – 2009

Residential Available as of 01/01/09

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Houses Under Contract Units sold In Jan 09	Under Contract Median List Price In Jan 09	Under Contract Median days to sell 09	Listing Available Jan 1 2008	Listing Inventory Jan 01 2009	Median Price of all Homes Available Jan 01 - 09	Short Sales Closed Bank Owned
Oakdale	2	497,500	93.35	42	8,277	2	577,000	137	58	29	539,000	0
Bohemia	2	399,950	90.55	119	9245	3	459,500	79	43	34	423,938	4
Sayville	3	472,000	95.3	35	10,485	3	375,000	122	66	41	469,000	3
West Sayville	1	370,000	95.1	116	8,321	2	449,950	101	12	8	452,995	1
Bayport	1	3,430,000	70	355	59,794	1	639,000	267	38	29	599,000	3
Blue Point	1	650,000	95.7	75	13,678	1	429,000	60	35	21	489,000	0
Great River	1	635,000	96.3	115	15,743	0	0	0	14	8	939,495	0
East Islip	1	385,000	87.7	163	9,008	3	409,000	84	76	40	449,000	5
Islip Terrace	1	253,000	84.8	37	6,661	4	374,945	179	50	41	365,500	11
Ronkonkoma	4	290,000	96.5	105	6,725	7	344,876	223	126	87	347,990	10
Holbrook	7	355,000	96.4	45	7100	10	379,000	120	101	69	369,990	6

Residential only **Homes "sold" for the 8 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	Median Sold Price 2008
Oakdale	257,000	312,500	61	395,000	65	420,000	63	470,000	57	485,000	51	467,500	427,500
Bohemia	260,000	299,000	70	353,750	68	401,500	70	436,000	65	480,000	43	430,000	404,000
Sayville	282,500	340,000	114	366,500	118	410,000	127	455,000	107	472,500	101	470,000	429,000
West Sayville	217,500	280,000	25	359,000	28	389,000	19	405,000	26	418,500	23	425,000	361,000
Bayport	269,500	329,000	55	365,000	55	429,400	57	515,000	47	465,000	59	473,000	420,000
Blue Point	239,000	293,000	36	360,295	40	422,500	42	445,000	42	460,000	44	402,500	415,000
Great River	n/a	n/a	9	605,000	6	617,500	16	707,000	12	678,250	7	603,000	560,000
East Islip	270,000	296,400	109	370,000	99	420,000	105	435,000	93	455,000	89	425,000	469,000
Islip Terrace	210,000	265,000	55	315,000	69	357,000	88	396,000	75	400,000	61	380,000	380,000
Ronkonkoma	190,000	249,000	192	297,000	192	340,000	230	380,000	179	390,000	170	360,000	336,500
Holbrook	229,000	271,150	173	320,000	190	381,000	185	397,000	196	405,000	163	399,000	362,000

Market Analysis Source : Multiple listing service , Stratus search, 2001- 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