

2008



Bruno Realty Consultants

CLOSED Residential: *

Current Inventory 2008

SOLD January 1 , 2008 – October 31, 08 (days)

30 day Under Contract – 2008

Residential Available as of 11/01/08

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Houses Under Contract Units sold Oct 2008	Under Contract Median List Price Oct 2008	Under Contract Median days to sell Oct	Listing Available Nov 1 2007	Listing Inventory Nov 1 2008	Median Price of All Homes Available Nov 2008	Bank Owned Short Sale Avail. 9/1/08
Oakdale	41	425,000	95.7	72	9066	7	449,900	83	61	50	452,550	
Bohemia	29	400,000	95.5	97	8069	2	496,000	111	50	49	439,000	2
Sayville	78	460,721	95.9	68	9196	4	559,445	115	89	82	450,000	
West Sayville	12	361,000	94.3	114	7039	1	359,000	269	15	15	446,4490	1
Bayport	30	420,000	96.7	172	9490	4	553,000	258	57	43	660,000	
Blue Point	24	407,500	96.45	118	9086	4	449,000	62	32	33	485,000	
Great River	8	580,000	90.7	191	14,477	1	379,000	102	11	10	924,000	
East Islip	63	435,000	95.2	102	9540	1	379,000	104	81	69	478,000	1
Islip Terrace	34	385,000	95.05	86	8533	5	335,000	118	40	56	398,938	4
Ronkonkoma	114	339,000	95.6	97	7130	15	320,500	94	144	134	352,500	4
Holbrook	106	375,000	96.9	92	7182	14	297,000	67	116	113	399,450	6

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