

# Bruno Realty Consultants

## HOMES CLOSED FOR Residential: \* Current Inventory 2009

Residential only **SOLD** January 1, 2009 – Oct 31, 2009 (303days)

Residential Available as of 10/31/09

30 day UC

Town	Homes Sold	Median Sold Price	% of listing Price Sold	Days on the market	Median taxes	# Listing Available Oct 31 2008	# Listing Inventory Oct 31 2009	Median Price of inventory Available Oct 30	Houses Under Contract Units sold 10/01/09 10/31/09	Under Contract Median Listing Price 10/01/09 10/31/09	Under contract Short Sales Bank Owned 10/1 – 10/31
Oakdale	30	410,000	96.5	78	9083	56	44	509,000	9	399,000	1
Bohemia	25	365,660	94.8	85	8866	43	49	439,000	5	359,000	0
Sayville	80	399,995	95.9	75	9205	84	78	454,495	7	479,000	0
West Sayville	17	390,000	95.3	66	8367	14	14	429,000	2	434,000	0
Bayport	24	418,750	96.8	99	10,763	46	59	625,000	1	289,000	0
Blue Point	17	380,000	95.5	72	8058	35	40	444,450	2	375,000	0
Great River	5	640,000	95.6	127	14,422	9	10	749,000	0	0	0
East Islip	55	400,000	95.2	80	9724	65	72	432,445	7	359,000	0
Islip Terrace	38	331,000	94.5	110	8853	66	47	349,900	7	319,000	0
Ronkonkoma	108	311,000	94.3	76.5	7273	138	99	329,239	12	334,000	2
Holbrook	119	359,000	96.7	118	7730	127	88	379,000	9	349,000	1

Residential only

## Homes "sold" for the 8 year History Comparison

Town	Homes Sold Price 2001	Homes Sold Price 2002	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	395,000	65	420,000	63	470,000	57	485,000	51	467,500	427,500
Bohemia	260,000	299,000	353,750	68	401,500	70	436,000	65	480,000	43	430,000	404,000
Sayville	282,500	340,000	366,500	118	410,000	127	455,000	107	472,500	101	470,000	429,000
West Sayville	217,500	280,000	359,000	28	389,000	19	405,000	26	418,500	23	425,000	361,000
Bayport	269,500	329,000	365,000	55	429,400	57	515,000	47	465,000	59	473,000	420,000
Blue Point	239,000	293,000	360,295	40	422,500	42	445,000	42	460,000	44	402,500	415,000
Great River	n/a	n/a	605,000	6	617,500	16	707,000	12	678,250	7	603,000	560,000
East Islip	270,000	296,400	370,000	99	420,000	105	435,000	93	455,000	89	425,000	429,000
Islip Terrace	210,000	265,000	315,000	69	357,000	88	396,000	75	400,000	61	380,000	380,000
Ronkonkoma	190,000	249,000	297,000	192	340,000	230	380,000	179	390,000	170	360,000	336,500
Holbrook	229,000	271,150	320,000	190	381,000	185	397,000	196	405,000	163	399,000	362,000

Market Analysis \* 09/03/09) Source : Multiple listing service , Stratus search, 2001,through 2009 subject to errors &amp; omissions (Taxes may not reflect NYS Star exemption

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