

2011

Team Bruno USA



HOMES CLOSED FOR Residential: * Current Inventory 2011

Residential only **SOLD** January 1, 2011 – Oct 31 (302 days) Last Year Available as of 10/31/11 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 10/01/11 10/31/11	Under Contract Listing Price 10/01/11 10/31/11	Total Short Sales /REOs Short/REO 2011 01/1- 10/31 Closed
Oakdale	42	373,500	95	68	9816	55	55	459,000	4	344,450	3/1
Bohemia	35	355,000	96	90	9488	41	49	369,000	4	487,000	1/2
Sayville	82	400,000	95.9	75	9486	63	87	419,000	5	469,000	3/2
West Sayville	13	350,000	95.8	70	9148	12	20	359,995	2	299,450	0/2
Bayport	44	386,250	95.6	103	11,868	67	50	427,000	6	520,000	3/3
Blue Point	27	345000	95.2	84	9665	33	30	414,935	1	269,990	2/0
Great River	8	647,500	97	70	15343	9	10	604,495	0	0	0/0
East Islip	64	351,000	95	104	9643	89	95	484,000	5	389,000	3/1
Islip Terrace	32	298,750	96.1	68	8893	58	22	344,255	5	299,000	3/5
Ronkonkoma	140	287,500	95.5	86	7794	140	128	307,000	15	309,999	14/7
Holbrook	78	339,000	96.4	78	7604	96	86	349,915	12	339,445	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 Oct 31 2011
Oakdale	257,000	312,500	395,000	420,000	470,000	485,000	467,500	427,500	392,000	424,500	373,500
Bohemia	260,000	299,000	353,750	401,500	436,000	480,000	430,000	404,000	365,000	363,000	355,000
Sayville	282,500	340,000	366,500	410,000	455,000	472,500	470,000	429,000	405,000	390,000	400,000
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	386,250
Blue Point	239,000	293,000	360,295	422,500	445,000	460,000	402,500	415,000	361,000	374,000	345000
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	351,000
Islip Terrace	210,000	265,000	315,000	357,000	396,000	400,000	380,000	380,000	330,000	313,250	298,750
Ronkonkoma	190,000	249,000	297,000	340,000	380,000	390,000	360,000	336,500	311,000	295,000	287,500
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 & omissions (Taxes may not reflect NYS Star exemption

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

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