

2008



Bruno Realty Consultants

CLOSED Residential: *

Current Inventory 2008

SOLD January 1 , 2008 – November 3, 08 (335 days)

30 day Under Contract – 2008

Residential Available as of 12/01/08

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Houses Under Contract Units sold Nov 2008	Under Contract Median List Price Nov 2008	Under Contract Median days to sell Nov	Listing Available Dec 3 1 2007	Listing Inventory Dec 1 2008	Median Price of All Homes Available Dec 2008	Bank Owned Short Sale Avail. 11/1/08
Oakdale	45	427,500	95.9	75	9,066	5	449,000	67	58	43	539,000	0
Bohemia	30	400,000	95.85	96	8,125	0	0	0	43	46	429,495	2
Sayville	85	454,900	95.9	69	9,124	6	439,495	125.5	66	76	454,950	0
West Sayville	12	361,000	94.35	114	7,039	1	389,000	116	12	16	440,950	1
Bayport	35	420,000	96	138	9,424	1	399,000	57	38	43	659,000	2
Blue Point	28	400,000	96.45	99	9,086	4	415,000	74	35	31	469,000	0
Great River	9	560,000	91.9	187	14,281	1	599,000	918	14	10	924,990	1
East Islip	71	425,000	95.8	102	9252	1	399,000	441	76	64	479,948	2
Islip Terrace	36	381,500	95.05	101	8542	1	335,000	118	50	55	382,000	7
Ronkonkoma	133	340,000	95.7	96	7143	10	312,175	54	126	119	355,000	2
Holbrook	114	366,000	96.75	92	7266	10	379,995	84	101	109	395,000	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