

2009



Bruno Realty Consultants

HOMES CLOSED FOR Residential: * Current Inventory 2009

Residential only **SOLD** January 1, 2009 – Nov 30, 2009 (333 days) Residential Available as of 11/30/09 30 day UC

Town	Homes Sold	Median Sold Price	% of listing Price Sold	Days on the market	Median taxes	# Listing Available Nov 30 2008	# Listing Inventory Nov 30 2009	Median Price of inventory Available Nov 30	Houses Under Contract Units sold 11/01/09 11/30/09	Under Contract Median Listing Price 11/01/09 11/30/09	Under contract Short Sales Bank Owned Current
Oakdale	38	391,000	95.9	85	9083	43	36	539,500	5	417,768	1
Bohemia	35	365,000	96.3	79	8851	46	49	439,000	2	429,000	4
Sayville	89	402,600	95.8	75	9160	76	74	449,000	3	399,000	1
West Sayville	19	400,000	95.3	69	8367	16	12	429,000	1	449,000	1
Bayport	28	412,750	96.85	99	10,763	43	52	612,495	5	349,000	0
Blue Point	20	375,000	96.35	73	8225	31	39	439,000	0	0	0
Great River	6	637,500	95.5	131	13,229	10	9	749,000	0	0	0
East Islip	64	400,000	95.75	77	9717	64	67	439,000	10	472,500	4
Islip Terrace	47	345,000	95.5	102	8908	55	43	349,000	3	260,000	6
Ronkonkoma	113	310,000	95.9	75	7245	119	91	439,000	15	309,990	8
Holbrook	129	355,000	96.4	65	7965	109	79	379,000	12	367,495	4

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 & omissions (Taxes may not reflect NYS Star exemption

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