

# BRUNO REALTY CONSULTANTS

## HOMES CLOSED FOR Residential:

Residential only **SOLD** January 1, 2007 – Nov 30, 07 (334 days)

## \* Current Inventory

Residential Available as of 12/01/07

2007

30 day UC



Rose Mary Bruno  
CRS,GRI, ABR

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available Dec 1 2006	Listing Inventory Dec 1 2007	Median \$ all Homes Available Dec 1	Houses Under Contract Units sold 11/1/07 11/30/07	Under Contract Listing Price 11/01/07 11/30/07
Oakdale	49	467,500	96	98	8270	46	62	524,450	4	482,500
Bohemia	40	445,000	96.3	98	8325	40	44	494,000	5	439,000
Sayville	94	467,500	96.3	91	8030	81	80	499,000	4	462,000
W. Sayville	22	425,000	96.8	63	7897	19	13	450,000	1	399,000
Bayport	56	477,000	96.3	106	8573	61	44	712,000	5	395,000
Blue Point	42	402,500	96.3	91	7726	39	36	474,000	2	369,500
Great River	7	603,000	94.1	61	11,825	10	14	782,000	0	0
East Islip	84	425,000	96.5	84	8034	90	89	489,900	8	470,500
Islip Terrace	57	380,00	96	88	7716	52	50	422,500	1	319,500
Ronkonkoma	162	359,500	97.3	83	7000	129	145	384,999	10	382,000
Holbrook	153	399,000	97.1	91	7014	125	108	419,000	12	429,000

All  
Agents  
Are  
Not  
The  
Same

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	Homes 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 Jan - 1 2007	Median Sold Price Nov 30 2007
Oakdale	257,000	312,500	61	395,000	65	420,000	63	470,000	57	485,000	45	467,500
Bohemia	260,000	299,000	70	353,750	68	401,500	70	436,000	65	480,000	33	445,000
Sayville	282,500	340,000	114	366,500	118	410,000	127	455,000	107	472,500	84	467,500
West Sayville	217,500	280,000	25	359,000	28	389,000	19	405,000	26	418,500	20	425,000
Bayport	269,500	329,000	55	365,000	55	429,400	57	515,000	47	465,000	52	477,000
Blue Point	239,000	293,000	36	360,295	40	422,500	42	445,000	42	460,000	39	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	455,00	78	425,000
Islip Terrace	210,000	265,000	55	315,000	69	357,000	88	396,000	75	400,000	55	380,00
Ronkonkoma	190,000	249,000	192	297,000	192	340,000	230	380,000	179	390,000	144	359,500
Holbrook	229,000	271,150	173	320,000	190	381,000	185	397,000	196	405,000	141	399,000

Market Analysis Source : Multiple listing service , Stratus search, 2001 through 2007 subject to errors & omissions (Taxes may not reflect NYS Star exemption)

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