

2007

# Bruno Realty Consultants



**HOMES CLOSED FOR Residential:**

**\* Current Inventory 2007**

Residential only **SOLD** January 1 , 2007 – Dec 31, 07 (365 days)

Residential Available as of 12/31/07

30 day UC

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available Dec 31 2006	Listing Inventory Dec 31 2007	Median \$ all Homes Available Dec 31	Houses Under Contract Units sold 12/01/07 12/31/07	Under Contract Listing Price 12/01/07 12/31/07	Interest Rates Dec 31 2007
Oakdale	51	467,500	96.1	98	8270	34	58	499,000	4	457,000	30 yrs
Bohemia	43	430,000	96.2	99	8266	29	43	489,000	2	381,000	300,000
Sayville	101	470,000	96.3	106	8035	57	66	503,450	5	399,999	@ 6.37%
West Sayville	23	425,000	96.8	63	7874	11	12	444,500	1	379,999	Pymt \$
Bayport	59	473,000	96.3	104	8499	28	38	785,500	4	524,450	Conventional
Blue Point	44	402,500	96.5	93	7356	24	35	479,000	2	410,000	
Great River	7	603,000	94.1	61	11,825	8	14	712,000	0	0	
East Islip	89	425,000	97.5	92	8097	43	76	499,990	7	399,000	
Islip Terrace	61	380,000	96	88	7837	51	50	425,000	2	384,950	
Ronkonkoma	170	360,000	97.3	84	7055	115	126	375,000	9	324,500	
Holbrook	163	399,000	97	91	7014	87	101	414,900	9	435,000	

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 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 subject to errors & omissions (Taxes may not reflect NYS Star exemption)

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