

2008

Bruno Realty Consultants



CLOSED Residential: *

Current Inventory 2008

SOLD January 1, 2008 – December 30 08 (365 days)

30 day Under Contract – 2008

Residential Available as of 12/31/08

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Houses Under Contract Units sold Dec 2008	Under Contract Median List Price Dec 2008	Under Contract Median days to sell Dec	Listing Available Dec 3 1 2007	Listing Available Dec 31 2008	Median Price of All Homes Available Dec 2008	Bank Owned Short Sale Avail. 1/5/09
Oakdale	53	427,500	95.5	75	9429	2	350,000	118	58	33	539,450	0
Bohemia	32	404,000	96.2	95	8279	3	379,000	116	43	43	439,000	5
Sayville	98	429,000	95.7	70	9063	6	482,495	58	66	60	465,000	1
West Sayville	12	361,000	94.3	114	7093	1	499,900	93	12	11	442,000	0
Bayport	35	420,000	96	138	9424	2	424,000	54	38	40	649,999	2
Blue Point	31	415,000	96.4	98	9561	1	485,000	55	35	30	464,000	0
Great River	11	560,000	91.1	187	14,281	1	748,000	28	14	10	924,990	0
East Islip	76	429,000	95.8	98	9343	5	383,000	42	76	51	487,000	3
Islip Terrace	39	380,000	95.5	109	8533	4	374,000	116	50	55	377,000	8
Ronkonkoma	140	336,500	95.3	95	7140	15	259,000	89	126	111	349,900	8
Holbrook	121	362,000	96.7	92	7283	13	299,000	118	101	94	392,400	6

Residential only

Homes "sold" for the 8 year History Comparison

Town	Homes Sold Price 2001	Homes Sold Price 2002	Homes Sold Price 2003	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 Units 2008	Median Sold Price 2008
Oakdale	257,000	312,500	395,000	420,000	63	470,000	57	485,000	51	467,500	53	427,500
Bohemia	260,000	299,000	353,750	401,500	70	436,000	65	480,000	43	430,000	32	404,000
Sayville	282,500	340,000	366,500	410,000	127	455,000	107	472,500	101	470,000	98	429,000
West Sayville	217,500	280,000	359,000	389,000	19	405,000	26	418,500	23	425,000	12	361,000
Bayport	269,500	329,000	365,000	429,400	57	515,000	47	465,000	59	473,000	35	420,000
Blue Point	239,000	293,000	360,295	422,500	42	445,000	42	460,000	44	402,500	31	415,000
Great River	n/a	n/a	605,000	617,500	16	707,000	12	678,250	7	603,000	11	560,000
East Islip	270,000	296,400	370,000	420,000	105	435,000	93	455,000	89	425,000	76	429,000
Islip Terrace	210,000	265,000	315,000	357,000	88	396,000	75	400,000	61	380,000	39	380,000
Ronkonkoma	190,000	249,000	297,000	340,000	230	380,000	179	390,000	170	360,000	140	336,500
Holbrook	229,000	271,150	320,000	381,000	185	397,000	196	405,000	163	399,000	121	362,000

Market Analysis Source : Multiple listing service , Stratus search, 2002 03, 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