

2009

# Bruno Realty Consultants



## HOMES CLOSED FOR Residential: \* Current Inventory 2009

Residential only **SOLD** January 1, 2009 –Dec 31, 2009 (366 days) Residential Available as of 12/31/09 30 day UC

Town	Homes Sold	Median Sold Price	% of listing Price Sold	Days on the market	Median taxes	# Listing Available Dec 31 2008	# Listing Inventory Dec 31 2009	Median Price of inventory Available Dec 31 09	Houses Under Contract Units sold 12/01/09 12/31/09	Under Contract Median Listing Price 12/01/09 12/31/09	Total Closed Short Sales Bank owned 2009
Oakdale	45	392,000	96.0	109	9124	33	43	579,000	4	464,450	1
Bohemia	35	365,000	96.3	83	8851	43	45	449,000	6	404,117	3
Sayville	105	405,000	95.6	78	9205	60	67	444,496	11	449,990	5
West Sayville	21	400,000	96.1	74	8367	11	13	359,900	3	349,000	0
Bayport	30	405,000	96.8	99	10,668	40	49	549,000	2	649,000	2
Blue Point	23	361,000	96.7	72	8058	30	48	429,000	3	312,000	0
Great River	6	637,000	95.5	131	13,959	10	9	749,000	0	0	0
East Islip	73	400,000	95.8	75	9710	51	59	449,990	9	364,000	5
Islip Terrace	53	330,000	95.9	102	8841	55	47	349,000	3	189,990	0
Ronkonkoma	126	311,000	96.3	75	7312	111	90	338,450	8	294,000	9
Holbrook	136	355,750	96.4	65	7692	94	64	376,938	10	366,750	11

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	Median Sold Price 2005	Median Sold Price 2006	Median Sold Price 2007	Median Sold Price 2008	Median Sold Price 2009	Median Price Change 2008 -2009	Percent Difference 2008-2009 approx
Oakdale	257,000	312,500	395,000	420,000	470,000	485,000	467,500	427,500	392,000	-\$35,500	-08
Bohemia	260,000	299,000	353,750	401,500	436,000	480,000	430,000	404,000	365,000	-\$39,000	-.097
Sayville	282,500	340,000	366,500	410,000	455,000	472,500	470,000	429,000	405,000	-\$24,000	-.056
West Sayville	217,500	280,000	359,000	389,000	405,000	418,500	425,000	361,000	400,000	+\$39,000	+108
Bayport	269,500	329,000	365,000	429,400	515,000	465,000	473,000	420,000	405,000	-\$15,000	-.036
Blue Point	239,000	293,000	360,295	422,500	445,000	460,000	402,500	415,000	361,000	-\$54,000	-.13
Great River	n/a	n/a	605,000	617,500	707,000	678,250	603,000	560,000	637,000	+\$77,000	+138
East Islip	270,000	296,400	370,000	420,000	435,000	455,000	425,000	429,000	400,000	-\$29,000	-.068
Islip Terrace	210,000	265,000	315,000	357,000	396,000	400,000	380,000	380,000	330,000	-\$50,000	-.132
Ronkonkoma	190,000	249,000	297,000	340,000	380,000	390,000	360,000	336,500	311,000	-\$26,000	-.0775
Holbrook	229,000	271,150	320,000	381,000	397,000	405,000	399,000	362,000	355,750	-\$6250	-.0172

Market Analysis \* 12/31/09) 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