

2011

## Team Bruno USA



## HOMES CLOSED FOR Residential: \* Current Inventory 2011

Residential only **SOLD** January 1, 2011 – Dec 31 (363 days) Last Year Available as of 12/31/11 30 day UC Bank Owned

Town	Homes Sold	Median Sold Price	Median % of listing Price reduced	Median Days on the market	Median taxes	# Listing Available Dec 31 2010	# Listing Inventory Dec 31 2011	Median Price of inventory Available Dec 31	Units Under Contract 12/01/11 12/31/11	Under Contract Listing Price 12/01/11 12/31/11	Total Short Sales /REOs Short/REO 2011 01/1- 12/31 Closed
Oakdale	50	355,000	4.15	80	9,779	47	47	450,000	5	419,990	5/1
Bohemia	40	353,000	3.8	96	9,503	38	41	359,999	5	429,990	0/1
Sayville	94	400,000	4.05	80	9,527	55	68	417,450	4	283,499	4/2
West Sayville	16	329,000	3.25	70	9,057	10	13	349,000	1	359,990	0/3
Bayport	56	385,000	4.9	109	11,868	51	41	489,500	4	379,495	4/4
Blue Point	30	342,500	4.75	79	9,645	27	17	429,000	2	312,250	2/0
Great River	8	647,500	2.90	70	15,343	7	5	550,000	0	0	0/0
East Islip	73	355,000	5.00	104	9,667	78	98	444,000	2	424,000	3/1
Islip Terrace	39	291,500	3.8	70	9,798	53	47	324,000	4	200,000	4/5
Ronkonkoma	166	295,000	4.15	88	7,794	101	112	310,000	11	299,000	18/8
Holbrook	97	339,000	3.9	77	7,627	80	80	334,438	6	359,468	4/3

Residential only

## Homes "sold" for the 10 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 Sold Price 2010	Median Sold Price 2011
Oakdale	257,000	312,500	395,000	420,000	470,000	485,000	467,500	427,500	392,000	424,500	355,000
Bohemia	260,000	299,000	353,750	401,500	436,000	480,000	430,000	404,000	365,000	363,000	353,000
Sayville	282,500	340,000	366,500	410,000	455,000	472,500	470,000	429,000	405,000	390,000	400,000
West Sayville	217,500	280,000	359,000	389,000	405,000	418,500	425,000	361,000	400,000	366,250	329,000
Bayport	269,500	329,000	365,000	429,400	515,000	465,000	473,000	420,000	405,000	400,000	385,000
Blue Point	239,000	293,000	360,295	422,500	445,000	460,000	402,500	415,000	361,000	374,000	342,500
Great River	n/a	n/a	605,000	617,500	707,000	678,250	603,000	560,000	637,000	662,500	647,500
East Islip	270,000	296,400	370,000	420,000	435,000	455,000	425,000	429,000	400,000	395,000	355,000
Islip Terrace	210,000	265,000	315,000	357,000	396,000	400,000	380,000	380,000	330,000	313,250	291,500
Ronkonkoma	190,000	249,000	297,000	340,000	380,000	390,000	360,000	336,500	311,000	295,000	295,000
Holbrook	229,000	271,150	320,000	381,000	397,000	405,000	399,000	362,000	355,750	340,000	339,000

Market Analysis \* 2011) Source: Multiple listing services, Stratus search, 2001, through 2011 subject to errors &amp; omissions (Taxes may not reflect NYS Star exemption)

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

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