

# BRUNO REALTY CONSULTANTS



## HOMES CLOSED FOR Residential:

## \* Current Inventory

2007

Residential only **SOLD** January 1, 2007 – Sept 30, 07 (270 days)

Residential Available as of 10/01/07

30 day UC

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available Oct 1 2006	Listing Inventory Oct 1 2007	Median \$ all Homes Available Oct 1	Houses Under Contract Units sold 09/1/07 0/31/07	Under Contract Listing Price 08/01/07 08/31/07
Oakdale	43	460,000	96.1	97	8270	68	66	524,000	2	422,500
Bohemia	29	450,000	96.7	92	8368	56	54	517,438	4	392,000
Sayville	74	449,750	96.3	91	7860	93	90	518,000	9	599,000
W. Sayville	19	425,000	96.8	52	7874	19	16	399,000	0	0
Bayport	46	492,000	96.6	113	9223	65	53	575,000	4	504,000
Blue Point	29	415,000	96.5	94	8445	32	42	472,000	4	470,000
Great River	6	616,500	94.55	56.5	12,673	10	11	999,950	0	0
East Islip	72	427,500	97.55	92	8097	91	99	489,000	3	449,990
Islip Terrace	50	380,000	96.35	90	7814	60	56	438,000	0	0
Ronkonkoma	122	389,000	97.5	84	7100	165	154	399,000	9	389,000
Holbrook	125	399,000	97.3	93	7700	145	135	429,000	12	433,000

Rose Mary Bruno  
CRS, GRI, ABR

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 2007 Jan - 1	Median Sold Price 2007 Sept 30
Oakdale	61	395,000	65	420,000	63	470,000	57	485,000	43	460,000	43	460,000
Bohemia	70	353,750	68	401,500	70	436,000	65	480,000	29	450,000	29	450,000
Sayville	114	366,500	118	410,000	127	455,000	107	472,500	74	449,750	74	449,750
West Sayville	25	359,000	28	389,000	19	405,000	26	418,500	19	425,000	19	425,000
Bayport	55	365,000	55	429,400	57	515,000	47	465,000	46	492,000	46	492,000
Blue Point	36	360,295	40	422,500	42	445,000	42	460,000	29	415,000	29	415,000
Great River	9	605,000	6	617,500	16	707,000	12	678,250	6	616,500	6	616,500
East Islip	109	370,000	99	420,000	105	435,000	93	455,000	72	427,500	72	427,500
Islip Terrace	55	315,000	69	357,000	88	396,000	75	400,000	50	380,000	50	380,000
Ronkonkoma	192	297,000	192	340,000	230	380,000	179	390,000	122	389,000	122	389,000
Holbrook	173	320,000	190	381,000	185	397,000	196	405,000	125	399,000	125	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