

BRUNO REALTY CONSULTANTS

HOMES CLOSED FOR Residential:

Residential only **SOLD** January 1, 2007 – Oct 31, 07 (301 days)

* Current Inventory

Residential Available as of 11/01/07

2007

30 day UC



Rose Mary Bruno
CRS,GRI, ABR

Town	Homes Sold	Median Sold Price	% of listing price sold	Days on the market	Median taxes	Listing Available Dec 1 2006	Listing Inventory Nov 1 2007	Median \$ all Homes Available Nov 1	Houses Under Contract Units sold 10/1/07 10/31/07	Under Contract Listing Price 10/01/07 10/31/07
Oakdale	45	467,000	96.1	97	8270	46	67	519,900	3	485,000
Bohemia	33	450,000	96.7	98	8368	40	56	484,000	2	629,700
Sayville	84	463,000	96.3	91	7981	81	89	499,000	4	569,500
W. Sayville	20	425,000	96.8	57	7897	19	11	435,000	2	409,995
Bayport	52	479,500	96.3	108	8745	61	55	689,000	5	609,000
Blue Point	39	395,000	96.3	91	8021	39	39	479,000	3	335,000
Great River	7	603,000	94.8	61	11,825	10	10	919,000	0	0
East Islip	78	425,000	96.3	82	8013	90	97	489,900	9	429,990
Islip Terrace	55	373,400	96.2	89	7585	52	53	439,000	4	402,000
Ronkonkom	144	366,000	96.3	83	7000	129	152	399,000	14	345,000
Holbrook	141	399,000	97.3	87	7014	125	121	419,000	15	375,000

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 Jan - 1	Median Sold Price 2007 Oct 31
Oakdale	257,000	312,500	61	395,000	65	420,000	63	470,000	57	485,000	45	467,000
Bohemia	260,000	299,000	70	353,750	68	401,500	70	436,000	65	480,000	33	450,000
Sayville	282,500	340,000	114	366,500	118	410,000	127	455,000	107	472,500	84	463,000
West Sayville	217,500	280,000	25	359,000	28	389,000	19	405,000	26	418,500	20	425,000
Bayport	269,500	329,000	55	365,000	55	429,400	57	515,000	47	465,000	52	479,500
Blue Point	239,000	293,000	36	360,295	40	422,500	42	445,000	42	460,000	39	395,000
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	78	425,000
Islip Terrace	210,000	265,000	55	315,000	69	357,000	88	396,000	75	400,000	55	373,400
Ronkonkoma	190,000	249,000	192	297,000	192	340,000	230	380,000	179	390,000	144	366,000
Holbrook	229,000	271,150	173	320,000	190	381,000	185	397,000	196	405,000	141	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

All
Agents
Are
Not
The
Same