

# buying in Coram



Coram's Diamond in the Pines Park has playing fields and a playground.

BY MICHAEL GAVIN

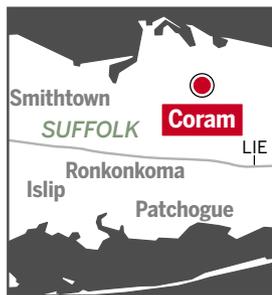
michael.gavin@newsday.com

**THE SCOOP** With a wide range of housing options, affordable prices and a central location, Coram is an attractive option for first-time home buyers, says Katherine Ferraro-Graupe, branch manager of Coldwell Banker Residential Brokerage's Ronkonkoma office.

Single-family homes, which Ferraro-Graupe says include mainly Colonials and ranches, typically range from around \$200,000 to \$400,000. With multiple condo and co-op developments in the area, certain units can be had for less than \$100,000, Ferraro-Graupe adds.

Willow Wood at Overton Preserve, a gated community offering two- and three-bedroom townhomes, is under construction next to the 450-acre Overton Preserve with prices ranging from around \$320,000 to \$499,000, she says. Wincoram Commons, which was constructed on the site of a former movie theater on Route 112 and opened in 2015, offers 175 affordable rental units, mixed retail and commercial space.

"That was a big win for the Coram community," says Jane Bonner, a Town of Brookhaven council member. "That project took a blighted parcel that lay decrepit, and it was like a Phoenix that was built."



Coram is also home to Pine Ridge Golf Club, the Coram Equestrian Center, Diamond in the Pines Park, which includes athletic fields and a playground, and the **Davis Town Meeting House**, a historic home that Bonner says underwent an exterior renovation and restoration in recent years.

### CONDOS AND TOWNHOUSES

There are 30 condos on the market, ranging in price from \$175,000 to \$329,900, and 21 co-ops between \$69,999 and \$139,900.

**SALES PRICES** Between May 1, 2017, and May 25, 2018, there were 276 home sales with a median sale price of \$314,000, according to the Multiple Listing Service of Long Island. The low price for that period was \$61,100 and the high was \$725,000. During that time period a year earlier, there were 246 home sales with a median sale price of \$300,000. The price range was \$61,000 to \$470,000.

### OTHER STATS

**Town** Brookhaven  
**Area** 13.8 square miles  
**ZIP code** 11727  
**Population** 39,113  
**Median age** 38.7  
**Median household income** \$84,384  
**Median home value** \$320,000\*

**LIRR to NYC** From Port Jefferson, 96 to 110 minutes at peak; from Ronkonkoma, 66 to 88 minutes

**Monthly ticket** \$391

**School district** Longwood, Middle Country, Comsewogue

**SOURCES** 2010 Census; mlsli.com; LIRR;

\*Based on sales in the past six months, according to MLSLI

## NOW ON THE MARKET



RE/MAX INTEGRITY LEADERS

**\$249,990**

A three-bedroom, two-bathroom ranch includes a living room with a fireplace, an eat-in kitchen and a finished basement with an outside entrance. The 0.23-acre property, with taxes of \$6,200, also includes a detached, two-car garage. Edward Ferraro, Re/Max Integrity Leaders, 631-219-0792.



H&G REALTY

**\$339,996**

A three-bedroom, two-bath ranch features an updated, eat-in kitchen with Corian counters, a den/dining room with a fireplace and a master bedroom with bathroom, walk-in closet. The 0.34-acre property has taxes of \$10,518. Laura Cochran, H&G Realty, 631-474-2000.



REALTY CONNECT USA

**\$404,000**

A Colonial, with four bedrooms and 3½ bathrooms, features living and family rooms, a master suite with a full bathroom, and a finished basement. The 0.39-acre property also includes a one-car garage and an above-ground pool. Taxes: \$11,856. Kevin Iglesias, Realty Connect USA, 631-618-7413.

## RECENTLY SOLD

**\$240,000**

**SHADY LANE**

**Style** Ranch  
**Bedrooms** 3  
**Bathrooms** 1  
**Built** 1972  
**Lot size** 0.64 acres  
**Taxes** \$8,930  
**Increased** \$10  
**Days on market** 303

**\$325,000**

**SAMANTHA DRIVE**

**Style** High-ranch  
**Bedrooms** 3  
**Bathrooms** 3  
**Built** 1999  
**Lot size** 91x152  
**Taxes** \$12,381  
**Reduced** \$10,000  
**Days on market** 238

**\$449,000**

**HARWOOD WAY**

**Style** Colonial  
**Bedrooms** 4  
**Bathrooms** 2 full, 1 half  
**Built** 2002  
**Lot size** 0.46 acres  
**Taxes** \$12,092  
**Reduced** N/A  
**Days on market** 90

## ON MULTIPLE LISTINGS

**Number of houses** 76

**Price range** \$99,999-\$699,000

**Tax range** \$5,460-\$13,365