



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

February 15th – 28th, 2017 Market Report
The “Real State” of the Real Estate Market

www.danielgale.com

NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Baths	WF	ML#
2455 Nassau Point Rd	Cutchogue	\$2,400,000	Exp Ranch	5	3	Y	2915695
1357 Peconic Bay Blvd	Jamesport	\$1,950,000	2 Story	5	4.5	Y	2916999
3450 Private #13 Rd	Mattituck	\$1,695,000	Contemporary	4	3	Y	2917134
2505 Soundview Ave	Mattituck	\$1,595,000	Mediterranean	4	3	Y	2916769
184 Phillips Ln	Aquebogue	\$1,475,000	Exp Cape	5	3.5	N	2913911
3265 Park Ave	Mattituck	\$1,200,000	Cottage	3	1	Y	2916302
2750 Glenn Rd	Southold	\$1,100,000	Contemporary	3	2	Y	*1276355
565 S Harbor Rd	Southold	\$899,000	Farmhouse	5	3	N	2914026
147 Bay Ave	Greenport	\$835,000	Antique/Hist	3	2.5	N	2916902
147 Bay Ave	Greenport	\$835,000	Antique/Hist	3	2.5	N	2917615
1175 Peconic Bay Blvd	Laurel	\$799,000	Colonial	5	3.5	N	*1275975
38785 Main Rd	Orient	\$749,000	Antique/Hist	3	3	N	2914952
1330 Sigsbee Rd	Mattituck	\$739,900	Other	3	3	N	2917304
1455 Evergreen Dr	Cutchogue	\$699,000	Ranch	3	2	N	*1276732
12 Emerson Ln	Shelter Island	\$695,000	Farm Ranch	2	1	N	*1276054
32 Dunlookin Ln	S. Jamesport	\$695,000	Contemporary	3	2.5	N	2915051
3245 Mill Ln	Peconic	\$679,000	Ranch	3	2	Y	2916552
155 Oriole Dr	Southold	\$649,000	Cape	3	2.5	N	2914780
1605 Little Neck Rd	Cutchogue	\$599,000	Cape	4	2	N	*1276560
17 Chris Sundrop Ct	Riverhead	\$569,900	Post Modern	4	3.5	N	2914973
40 Osseo Ave	Southold	\$559,000	Ranch	3	2	N	2914365
1330 Saltaire Way	Mattituck	\$549,999	Hi Ranch	4	2	N	2916339
418-20 Lincoln St	Riverhead	\$549,000	2 Story	4	2.5	N	2914906
2045 Central Dr	Mattituck	\$539,000	Colonial	4	2.5	N	2915892
9 Legend Ln	Jamesport	\$459,000	Ranch	3	1.5	N	*1276533
141 Southfield Rd	Baiting Hollow	\$450,000	Colonial	4	2.5	N	2916024
48 Tyler Dr	Riverhead	\$439,900	Ranch	3	2.5	N	2914195
21 Tyler Dr	Riverhead	\$439,900	Post Modern	3	2.5	N	2914201
510 Maple Ave	Flanders	\$435,000	2 Story	4	2.5	N	2915527
201 Tyler Ct	Riverhead	\$429,900	Victorian	4	2.5	N	2914184
52 Tyler Dr	Riverhead	\$429,900	Victorian	4	2.5	N	2914192
900 Cedar Dr	Southold	\$429,000	Ranch	3	1	N	2915507
10 Holly Tree Ln	Jamesport	\$429,000	Ranch	2	2	N	2916818
3953 Sound Ave	Riverhead	\$419,750	Farmhouse	3	2	N	2914970
596 Middle Rd	Riverhead	\$399,900	Colonial	3	2.5	N	2915688
122 Jakes Ln	Baiting Hollow	\$379,000	Ranch	3	2	N	2915815
198 Deep Hole Rd	Baiting Hollow	\$369,000	Raised Ranch	4	3	N	2916641
730 E Avenue Ext	Riverhead	\$299,999	Exp Ranch	3	3	N	2915669

137 East St	Flanders	\$249,000	Ranch	2	2	N	2913978
1661-507 Old Country Rd	Riverhead	\$229,900	Other	2	2	N	2915985
17 N Surfway	Baiting Hollow	\$139,990	Cottage	2	1	N	2917358
61 Unit 13 Forge Rd	Riverhead	\$60,000	Mobile Home	2	1	Y	2916393
41-20 Forge Rd	Riverhead	\$58,000	Mobile Home	2	1.5	N	2917054
525/D1 Riverleigh Ave	Riverhead	\$35,000	Mobile Home	2	2	N	2916677
17 A Johns Ln	Aquebogue	\$25,500	Mobile Home	2	1	N	2914544
740 Main Rd	Aquebogue	\$1,150,000	Comm/Ind			N	2916628
11-15 W 2nd	Riverhead	\$2,500	Comm/Ind			N	2916863
1400 Youngs Ave	Southold	\$35	Comm/Ind			N	2915724
2255 Vanston Rd	Cutchogue	\$229,000	Land			N	2915463
795 Cedar Dr	Southold	\$175,000	Land			N	2916974
29 Laurel Ave	Flanders	\$105,000	Land			N	2914902
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Baths	WF	ML#
8C Pheasant Ln	Shelter Island	\$2,950,000	Mediterranean	4	3.5	Y	*1241275
2105 Westview Dr	Mattituck	\$1,450,000	Post Modern	3	3	Y	2872189
755 Luptons Point Rd	Mattituck	\$1,399,000	Traditional	3	3.5	Y	2868937
400 Windjammer Dr	Southold	\$1,149,000	Modern	4	4	Y	2883364
500 Jacksons Landing Rd	Mattituck	\$1,099,000	Contemporary	3	2	Y	2905572
134 Central Ave	Greenport	\$995,000	Other	4	3.5	N	2899172
3415 Laurel Trl	Laurel	\$895,000	Colonial	5	4.5	N	2873971
10 West Neck Rd	Shelter Island	\$749,000	Bungalow	3	2	N	*1257737
200 Corey Creek Ln	Southold	\$655,000	2 Story	5	3.5	N	2901308
45 Cedars Rd	Cutchogue	\$589,000	Ranch	3	2	N	2905469
420 Glenn Rd	Southold	\$579,000	Ranch	3	2	Y	2837330
91 Fairway Ave	Riverhead	\$529,000	Colonial	4	3.5	N	2863462
1460 N Oakwood Dr	Laurel	\$499,000	Cottage	3	1.5	Y	2900115
1900 Aldrich Ln	Laurel	\$479,000	Farmhouse	3	2	N	2851259
2030 Bay Shore Rd	Greenport	\$449,000	Ranch	2	1	N	2906909
452 Paradise Shores Rd	Southold	\$429,000	Ranch	3	2	N	2883043
22 Marge Ln	Baiting Hollow	\$399,999	Ranch	3	2.5	N	2905858
750 Liberty Ln	Southold	\$399,900	Ranch	3	1	N	2907378
18 Aka 665 Middleton Rd	Greenport	\$335,000	Cape	3	1	N	2914583
31 Industrial Blvd	Riverhead	\$299,990	Ranch	3	1.5	N	2890863
205 Newton Ave	Riverhead	\$299,000	Ranch	2	2	N	2906830
1395 Henry's Ln	Peconic	\$289,000	Other	3	2.5	N	2887576
193 Riverside Ave	Flanders	\$275,000	Contemporary	4	2	N	2869371
432 Fishel Ave Ext	Riverhead	\$274,900	Cape	3	2	N	2854586
600 Howell Ct	Riverhead	\$239,000	Ranch	2	1	N	2902475
1661-63 Old Country Rd	Riverhead	\$118,000	Other	2	1	N	2909634
34 Big Pond Ln	Jamesport	\$699,000	Condo	3	3.5	Y	2838633
89 Saddle Lakes Dr	Riverhead	\$379,000	Condo	2	2	N	2884332
3201 Bluffs Drive S	Baiting Hollow	\$369,000	Condo	2	2.5	N	2815642
69 Saddle Lakes Dr	Riverhead	\$350,000	Condo	2	2	N	2878542
4004 Saint Andrews Ave	Riverhead	\$340,000	Condo	2	2.5	N	2886739
2706 Willow Pond Dr	Riverhead	\$249,000	Condo	1	1.5	N	2881643

CLOSED

Address	Town	Listing Price	Sold Price	Style	Beds	Baths	WF	ML#
47 Peconic Ave	Shelter Island	\$2,175,000	\$1,999,000	Traditional	3	3.5	Y	2685460
527 Peconic Bay Blvd	Aquebogue	\$1,399,000	\$1,350,000	Traditional	4	2	Y	2891831
139 5th St	Greenport	\$749,000	\$735,000	Cape	3	1.5	N	2867528
312 Oakleigh Ave	Baiting Hollow	\$649,000	\$623,000	Ranch	4	4	N	2888506
24 Aka 280 Washington Ave	Greenport	\$499,000	\$467,600	Cottage	3	1.5	N	2896653
486 Peconic Bay Blvd	Aquebogue	\$399,000	\$377,000	Cape	3	2	Y	2875185
367 Riley Ave	Mattituck	\$395,000	\$375,000	Cottage	3	1.5	N	2869659
212 5th Ave	Greenport	\$394,900	\$425,000	Colonial	5	2	N	2903010
600 Cedar Dr	Southold	\$389,000	\$380,000	Exp Ranch	3	1	N	2892212
374 Howell Ave	Riverhead	\$369,000	\$330,000	Ranch	5	2	N	2851079
211 Royal Ave	Flanders	\$369,000	\$337,500	Ranch	3	1	N	2893204
1305 Sigsbee Rd	Mattituck	\$355,000	\$285,000	Cottage	1	1	N	2860039
3200 Main Rd	Greenport	\$349,900	\$347,000	Ranch	3	1.5	N	2895760
1240 Gold Spur St	Cutchogue	\$339,000	\$310,000	Ranch	2	2	N	2815002
12 Overlook Dr	Aquebogue	\$299,000	\$285,000	Cottage	3	2	N	2785531
734 Mill Rd	Riverhead	\$285,000	\$265,000	Ranch	3	1	N	2891489
21 Brown St	Riverhead	\$269,000	\$269,000	Exp Ranch	3	2	N	2898471
29 Midland St	Riverhead	\$249,000	\$212,000	Ranch	2	1	N	2878291
22 Millbrook Ln	Riverhead	\$199,000	\$195,000	Ranch	2	1	N	2878626
1661-463 Old Country Rd	Riverhead	\$142,000	\$132,000	Ranch	2	2	N	2889565
1661-171 Old Country Rd	Riverhead	\$130,000	\$130,000	Other	2	2	N	2887277
298 Manor Ln	Jamesport	\$1,350,000	\$1,100,000	Land			N	2807609
415 Marion Pl	East Marion	\$249,000	\$225,000	Land			N	2847427

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