



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

July 1st – 15th, 2017 Market Report
The “Real State” of the Real Estate Market

www.danielgale.com

NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
4875 Nassau Point Rd	Cutchogue	\$3,075,000	Traditional	5	4.5	Y	2954521
5 Sunshine Rd	Shelter Island	\$1,575,000	Farmhouse	4	3.5	N	2954981
3805 Soundview Ave	Mattituck	\$1,250,000	Cottage	2	1	Y	2951781
275 Aka330 Majors Path	Southold	\$1,249,000	Colonial	4	2.5	Y	2952566
Silver Beech Ln	Baiting Hollow	\$1,189,000	Contemporary	3	2	N	2952986
2900 Beebe Dr	Cutchogue	\$999,000	Farm Ranch	3	2	Y	2954806
105 S Ferry Rd	Shelter Island	\$925,000	Modern	2	2.5	N	*1289412
3950 Pequash Ave	Cutchogue	\$899,000	2 Story	4	3.5	N	2953635
5 Southwick Ln	Shelter Island	\$899,000	Contemporary	3	3.5	N	*1290558
1605 Westview Dr	Mattituck	\$879,000	Ranch	3	2	Y	2954744
20 D S Ferry Rd	Shelter Island	\$875,000	Ranch	3	2	N	*1289933
48 Lake Dr	Shelter Island	\$850,000	Ranch	2	1	Y	*1290555
9 Country Club Dr	Shelter Island	\$825,000	Contemporary	3	2	N	*1290566
756 Sound Shore Rd	Jamesport	\$799,000	Cottage	1	1	Y	2952405
2980 Sigsbee Rd	Mattituck	\$749,000	Cottage	2	1	N	2955136
190 Fiddler Ln	Greenport	\$749,000	Nantucket	3	2.5	N	2955631
1530 New Suffolk Rd	Cutchogue	\$699,000	2 Story	4	2	N	2952361
1200 Westphalia Rd	Mattituck	\$699,000	Exp Ranch	3	2	Y	2955917
475 Richmond Rd	Southold	\$695,000	Split Ranch	3	2	N	2952009
655 Flint St	Greenport	\$649,000	Colonial	4	0.55	N	2952987
215 6th Ave	Greenport	\$629,000	Antique/Hist	3	1.5	N	2952154
255 Windjammer Dr	Southold	\$629,000	Cape	4	3	N	2952923
3935 New Suffolk Ave	Mattituck	\$599,000	Traditional	4	3	N	2953005
130 Bennet Road Ext	Greenport	\$599,000	Colonial	5	3.5	N	2953070
150 Seawood Dr	Southold	\$599,000	Exp Cape	4	2	N	2953184
630 Fleetwood Rd	Cutchogue	\$575,000	Colonial	2	2	Y	2953064
515 E Gillette Dr	East Marion	\$549,000	Split	4	2.5	N	2953667
5550 W Mill Rd	Mattituck	\$549,000	Other	2	2	N	2954006
7785 Horton Ln	Southold	\$549,000	Cottage	2	1	Y	2954763
1450 Cedar Dr	Southold	\$525,000	2 Story	4	2	N	2953041
116 Riverside Dr	Riverhead	\$499,000	Colonial	4	2.5	N	2953115
4405 S Harbor Rd	Southold	\$499,000	Cape	4	3	N	2953282
1040 Gillette Dr	East Marion	\$475,000	Mediterranean	1	1	N	2954863
1823 Edwards Ave	Baiting Hollow	\$469,000	Ranch	3	2	N	2954243
305 Washington Ave	Jamesport	\$420,000	Ranch	2	1	N	2951685
523 Washington St	Riverhead	\$419,900	Colonial	3	3	N	2951839
22 Tyler Dr	Riverhead	\$415,000	Ranch	2	2	N	2955427
850 Breakwater Rd	Mattituck	\$399,000	Ranch	3	2	N	2955549
478 Marcy Ave	Riverhead	\$389,000	2 Story	4	3	N	2955030

1595 Lake Dr	Southold	\$379,000	Bungalow	2	1	Y	2953878
1407-287 Middle Rd	Riverhead	\$374,000	Ranch	3	2	N	2954588
129 Temple Ave	Flanders	\$345,000	Ranch	3	1.5	N	2954753
291 Fishel Ave	Riverhead	\$319,000	2 Story	4	2	N	2953222
38 Aliperti Rd	Jamesport	\$309,900	Colonial	4	2.5	N	2952790
34 Goodridge Ave	Flanders	\$268,000	Ranch	2	1	N	2954553
21 Bell Ave	Aquebogue	\$265,000	Cape	4	1	N	2952013
4 Brookhaven Ave	Flanders	\$225,000	Ranch	1	1	N	2953803
525/174 Riverleigh Ave	Riverhead	\$59,999	Mobile Home	3	2	N	2954822
15 Bay Ave	Aquebogue	\$3,295,000	Comm/Ind			Y	2952346
3225 Sound Ave	Riverhead	\$2,288,000	Comm/Ind			N	2954605
5087 Sound Ave	Riverhead	\$1,295,000	Comm/Ind			N	2953773
46 - 48 W Main St	Riverhead	\$1,250,000	Comm/Ind			N	2953442
675 Flanders Rd	Flanders	\$999,999	Comm/Ind			N	2953120
41965 Main Rd	Peconic	\$685,000	Comm/Ind			N	2952351
75 Peconic Ln	Peconic	\$449,900	Comm/Ind			N	2952349
55 County Rd 48	Mattituck	\$3,375	Comm/Ind			N	2955309
6 E Main	Riverhead	\$400	Comm/Ind			N	2954797
29 Goose Neck Ln	Riverhead	\$379,900	Condo	2	2	Y	2955306
34-03 Amen Cor	Riverhead	\$345,000	Condo	2	2.5	N	2955467
2555 Youngs Ave	Southold	\$339,000	Condo	2	2	N	2955164
2555 Youngs Ave	Southold	\$335,000	Condo	2	2	N	2954765
3902 Amen Cor	Riverhead	\$330,000	Condo	2	2	N	2954746
9 Artist Lane	Shelter Island	\$3,750,000	Land			Y	*1289926
11 Artist Lane	Shelter Island	\$2,850,000	Land			Y	*1289909
7 Artist Lane	Shelter Island	\$2,850,000	Land			Y	*1289912
8 A Simpson Ave	Shelter Island	\$2,500,000	Land			Y	*1289927
4 Oxford Ave	Shelter Island H	\$485,000	Land			N	*1289903
3320 Bay Shore Rd	Greenport	\$295,000	Land			N	2954936
3200 Bay Shore Rd	Greenport	\$295,000	Land			N	2954935
16 E Brander Pkwy	Shelter Island	\$284,000	Land			N	2950859
1574 Peconic Bay Blvd	Laurel	\$250,000	Land			N	2952171
Hubbard Ave	Aquebogue	\$249,000	Land			N	2951882
526A Hubbard Ave	Aquebogue	\$219,000	Land			N	2951852
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
915 N Lakeside Dr	Southold	\$2,250,000	Other	4	4	Y	2949272
1035 Beachwood Ln	Southold	\$1,250,000	Traditional	4	3.5	N	2948443
7 Warner Ct	Baiting Hollow	\$1,100,000	Contemporary	3	3	Y	2948816
2867 Ruth Road Ext	Mattituck	\$995,000	2 Story	7	5.5	N	2908493
32 E Waterview Ct	Riverhead	\$825,000	Post Modern	4	2.5	Y	2920706
380 Garden Ct	Southold	\$759,000	Colonial	3	3	N	2940899
3 Stearns Point Rd	Shelter Island H	\$745,000	Cottage	2	1	N	*1282260
6 Mallard Ct	Riverhead	\$699,000	Victorian	4	2.5	N	2940301
100 Lighthouse Ln	Southold	\$649,900	Ranch	3	2.5	N	2899000
4250 Sound Ave	Mattituck	\$629,990	Colonial	4	2.5	N	2946512
65 Phillips Ln	Aquebogue	\$625,000	Colonial	4	2.5	N	2886605
295 Bennett Ln	Southold	\$599,000	Ranch	3	2	N	2944127
10305 Main Rd	East Marion	\$559,000	Farmhouse	4	1.5	N	2918891

1330 Saltaire Way	Mattituck	\$549,999		Hi Ranch	4	2	N	2916339
909 Sound Shore Rd	Jamesport	\$549,900		2 Story	3	2.5	N	2939890
106 Nancy Ct	Riverhead	\$499,000		Colonial	4	2.5	N	2940370
56155 Route 48	Greenport	\$495,000		Bungalow	1	1	Y	2938389
403 Lilac Ln	Cutchogue	\$479,990		Ranch	2	2	N	2929976
2050 Depot Ln	Cutchogue	\$459,000		Other	0	3	N	2861671
39 Daly Ct	Aquebogue	\$449,000		Exp Ranch	3	2.5	N	2935951
7100 New Suffolk Ave	Mattituck	\$429,990		Contemporary	4	2	N	2895770
308 Flanders Rd	Flanders	\$419,900		Contemporary	3	2.5	N	2947796
1150 Jasmine Ln	Southold	\$414,900		2 Story	4	2	N	2928770
19155 Main Rd	Mattituck	\$414,000		Colonial	3	1	N	2929242
1900 Pine Neck Rd	Southold	\$405,000		Farmhouse	4	2	N	2946822
211 North St	Greenport	\$360,000		Bungalow	2	1	N	2945973
1661-247 Old Country Rd	Riverhead	\$145,000		Other	2	2	N	2905481
1661-270 Old Country Rd	Riverhead	\$121,000		Mobile Home	2	2	N	2946637
525/93A Riverleigh Ave	Riverhead	\$72,000		Mobile Home	3	2	N	2951470
525/58 Riverleigh Ave	Riverhead	\$19,999		Mobile Home	2	1	N	2942024
402 Fox Hill Dr	Baiting Hollow	\$425,000		Condo	2	2	Y	2940307
45 Goose Neck Ln	Riverhead	\$359,000		Condo	2	2	N	2951441
2805 Pebble Beach Path	Riverhead	\$334,500		Condo	2	2	Y	2907303
1905 Cedar Path	Riverhead	\$299,000		Condo	2	2	N	2938798
59 Strawberry Comns	Riverhead	\$272,500		Condo	2	1.5	Y	2942329
Warner Ct	Baiting Hollow	\$400,000		Land			Y	2949276
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
680 Fairway Dr	Cutchogue	\$819,000	\$807,000	Farm Ranch	3	2.5	N	2909723
3775 Pine Neck Rd	Southold	\$750,000	\$750,000	Colonial	4	2	Y	2933700
260 Sunset Way	Southold	\$745,000	\$725,000	Cape	4	2	Y	2927608
3 Stearns Point Rd	Shelter Island H	\$745,000	\$725,000	Cottage	2	1	N	*1282260
305 Leeward Dr	Southold	\$725,000	\$680,000	Ranch	3	3.5	N	2889218
71 Jean Ct	Riverhead	\$689,000	\$675,000	Contemporary	4	3	N	2931184
405 Birch Ln	Cutchogue	\$679,000	\$649,000	Farm Ranch	3	2	N	2922216
910 Brigantine Dr	Southold	\$595,000	\$550,000	Exp Ranch	3	2.5	N	2933743
610 Richmond Rd	Southold	\$576,500	\$577,700	Exp Ranch	3	2	N	2931261
1035 Mccann Ln	Greenport	\$539,000	\$519,000	Ranch	3	2	N	2932249
902 Main Rd	Aquebogue	\$489,000	\$475,000	Farmhouse	3	1.5	N	2903212
870 Village Ln	Mattituck	\$479,000	\$475,000	Ranch	3	2	N	2940311
48 Marge Ln	Baiting Hollow	\$425,000	\$410,000	Contemporary	3	4	N	2895940
313 Washington Ave	Jamesport	\$389,000	\$370,000	Ranch	3	1.5	N	*1288406
313 Riverside Dr	Riverhead	\$384,990	\$384,990	Colonial	3	1.5	N	2922968
21 7th St	Jamesport	\$380,000	\$380,000	Cape	3	1.5	N	2936700
26 Phillips Ln	Aquebogue	\$369,000	\$375,000	2 Story	3	2.5	N	2924294
16 Harbor Rd	Aquebogue	\$359,000	\$340,000	Cottage	3	1.5	N	2888156
133 Temple Ave	Flanders	\$319,000	\$315,000	Ranch	4	2	N	2883019
1661-500 Old Country Rd	Riverhead	\$234,000	\$234,000	Other	2	2	N	2949134
1661-258 Old Country Rd	Riverhead	\$209,000	\$209,000	Ranch	2	2	N	2820707
1661-80 Old Country Rd	Riverhead	\$159,000	\$163,000	Other	2	2	N	2920814
532 Riverleigh Ave	Riverhead	\$149,900	\$152,500	Cottage	2	1	N	2936744
1661-247 Old Country Rd	Riverhead	\$145,000	\$130,500	Other	2	2	N	2905481

1661-119 Old Country Rd	Riverhead	\$119,000	\$127,000	Other	2	1.5	N	2909643
525/164 Riverleigh Ave	Riverhead	\$79,999	\$75,000	Mobile Home	3	2	N	2925278
1661-390 Old Country Rd	Riverhead	\$67,500	\$60,000	Ranch	2	1	N	2942182
525/105 Riverleigh Ave	Riverhead	\$26,000	\$25,000	Mobile Home	2	1	N	2930253
525/58 Riverleigh Ave	Riverhead	\$19,999	\$15,000	Mobile Home	2	1	N	2942024
8400 Main Rd	Mattituck	\$895,000	\$810,000	Comm/Ind			N	2875118
1001 Willow Pond Dr	Riverhead	\$369,000	\$369,000	Condo	2	2.5	N	2932022
3502 Willow Pond Dr	Riverhead	\$349,900	\$349,900	Condo	2	2.5	N	2941412
3001 Amen Cor	Riverhead	\$339,000	\$335,000	Condo	2	2	N	2909452
115 Fox Hill Dr	Baiting Hollow	\$329,000	\$317,500	Condo	2	2	N	2920202
62 Westmoreland Dr	Shelter Island	\$950,000	\$850,000	Land			N	2897792

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