



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

March 1st – 15th, 2016 Market Report
The "Real State" of the Real Estate Market

www.cardinalerealty.net

NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
2110 Grandview Dr	Orient	\$3,295,000	Contemporary	4	4.5	Y	2831834
18 Peconic Bay Blvd	Jamesport	\$2,900,000	Other	13	6.5	Y	2836037
Middle Rd	Baiting Hollow	\$2,150,000	Estate	5	4.5	N	2834046
72 S Ferry Rd	Shelter Island	\$1,850,000	Barn	1	1	N	2834976
341 Peconic Bay Blvd	Aquebogue	\$1,800,000	Ranch	3	3	Y	2832712
1497 Peconic Bay Blvd	Laurel	\$1,599,000	Cape	3	3	Y	2834394
1854 N Bayview Rd	Southold	\$1,499,000	Other	3	2.5	Y	2834890
1555 Fleetwood Rd	Cutchogue	\$1,490,000	2 Story	4	2	Y	2833756
750 E Cedar Point Dr	Southold	\$1,298,000	2 Story	4	2.5	Y	2834125
350 Aborn Ln	Cutchogue	\$1,298,000	Farmhouse	3	3	Y	2834649
240 Windjammer Dr	Southold	\$1,100,000	Traditional	3	2	Y	2832489
3470 N Bayview Rd	Southold	\$1,085,000	Post Modern	5	4.5	N	2834898
4800 Nassau Point Rd	Cutchogue	\$999,000	Colonial	4	5.555	N	2833531
2715 Roanoke	Riverhead	\$995,000	Ranch	3	2	Y	2834903
3050 Fairway Dr	Cutchogue	\$995,000	Traditional	4	3	N	2834636
335 South Dr	Mattituck	\$938,000	Exp Ranch	2	2	Y	2835780
818 Main St	Greenport	\$899,000	Other	3	3.5	N	2833256
8 S Midway Rd	Shelter Island	\$875,000	Bungalow	3	2	N	2834805
1370 Lighthouse Rd	Southold	\$849,000	Exp Cape	3	2	N	2832279
5345 Skunk Ln	Cutchogue	\$849,000	Traditional	4	2.5	Y	2835029
435 Private Rd	Southold	\$819,000	Other	3	2	N	2833672
20875 Main Rd	Orient	\$799,000	Nantucket	2	2	N	2835484
485 Hickory Ave	Southold	\$765,000	Traditional	4	3	N	2832092
385 Hope Ln	Southold	\$749,500	2 Story	4	2.5	N	2834128
64 Cliff Way	Baiting Hollow	\$749,000	Other	2	2.5	Y	2832452
1055 Bay Home Rd	Southold	\$715,000	Contemporary	3	2.5	N	2832442
315 Stonecrop Rd	Riverhead	\$669,000	Post Modern	4	2.5	N	2833055
18 Sound Dr	Greenport	\$665,000	Cape	3	2	N	2834990
863 Union Ave	Aquebogue	\$615,000	Estate	4	2.5	N	2833307
630 Lake Dr	Southold	\$609,000	Cape	4	2	N	2833650
7930 Soundview Ave	Southold	\$579,000	2 Story	4	2.5	N	2832821
350 Marine Pl	Greenport	\$575,000	Cape	3	2.5	N	2832088
17 Silver Beech Ln	Baiting Hollow	\$574,999	Contemporary	5	3.5	N	2831949
6 Sebastian Dr	Riverhead	\$565,000	Exp Ranch	4	3	N	2835368
40 Westwoods Blvd	Aquebogue	\$550,000	Cape	3	2	N	2834612
217 Center St	Greenport	\$549,000	2 Story	3	2	N	2833024
7480 North Bayview Rd	Southold	\$549,000	Farmhouse	5	2	N	2832998
307 Bridge St	Greenport	\$545,000	Traditional	4	2.5	N	2831841
600 Meadow Ln	Mattituck	\$539,000	Colonial	4	2.5	N	2835892

22 Silver Beech Ln	Baiting Hollow	\$489,000	Contemporary	3	2.5	N	2832081
25 Sunflower Ct	Baiting Hollow	\$479,000	Victorian	4	2.5	N	2832268
55 Eastward Ct	Mattituck	\$455,000	Hi Ranch	4	2.55	N	2835904
186 Park Rd	Riverhead	\$449,000	2 Story	4	3.5	N	2833352
439 2nd St	Greenport	\$449,000	2 Story	2	1	Y	2835994
5 Sebastian Dr	Riverhead	\$439,000	Farm Ranch	3	3	N	2835303
844 Pond View Rd	Riverhead	\$429,000	Farm Ranch	3	2.5	Y	2831992
152A Merritts Pond Rd	Riverhead	\$425,000	Raised Ranch	3	2.5	N	2832396
189 Herricks Ln	Jamesport	\$425,000	Ranch	3	2	N	2833390
1525 Albo Dr	Laurel	\$424,000	Ranch	4	2	N	2835684
21 Dolphin Way	Riverhead	\$407,500	Ranch	3	2.5	N	2832023
75 Riverside Dr	Riverhead	\$399,000	Colonial	4	2	N	2832499
855 Horton Ave	Mattituck	\$399,000	Cottage	2	2	N	2834154
33 Joyce Dr	Riverhead	\$399,000	Split Ranch	6	3	N	2835941
156 Fox Run Ln	Aquebogue	\$375,000	Cape	4	2	N	2835893
275 Rabbit Run	Riverhead	\$360,000	Exp Ranch	4	2.5	N	2834849
66 Gateway East Dr	Riverhead	\$349,900	Raised Ranch	3	2	N	2834336
255 Summer Ln	Southold	\$343,000	Colonial	5	3	N	2832226
14 Pulaski St	Riverhead	\$310,000	2 Story	4	2	N	2836004
1661-539 Old Country Rd	Riverhead	\$292,000	Ranch	2	2	N	2833474
20 Point Rd	Flanders	\$289,000	Ranch	2	1	N	2832420
1661-552 Old Country Rd	Riverhead	\$289,000	Ranch	3	2	N	2832484
24 Birch Ave	Flanders	\$275,000	Ranch	3	2	N	2832673
435 Middle Rd	Riverhead	\$259,000	Cape	2	2	N	2834735
64 Sandy Hollow Ct	Riverhead	\$249,000	Ranch	2	1	N	2836214
1536 Osborne Ave	Riverhead	\$235,000	Cape	3	1	N	2833029
356-37 Oakleigh Ave	Baiting Hollow	\$229,000	Ranch	2	1	N	2834642
68 Broad Ave	Aquebogue	\$189,000	Raised Ranch	2	1	N	2834887
635 Church Ln	Cutchogue	\$124,900	Ranch	3	1	N	2834343
45 Anchor Path	Baiting Hollow	\$60,000	Cottage	2	1	N	2832790
525-140 Riverleigh Ave	Riverhead	\$49,900	Mobile Home	2	2	N	2834436
50000 Route 25	Southold	\$795,000	Comm/Ind			Y	2834492
514 Pulaski St	Riverhead	\$1,395	Comm/Ind			N	2833767
21 5th St	Greenport	\$775,000	Condo	2	2	Y	2835653
169 Adele Ct	Riverhead	\$424,900	Condo	2	3	N	2834158
55 Goose Neck Ln	Riverhead	\$365,000	Condo	2	2	Y	2833694
1701 Bluffs Dr	Baiting Hollow	\$365,000	Condo	2	2.5	N	2834404
1005 N Bluffs Dr	Baiting Hollow	\$349,000	Condo	2	2	Y	2833793
110 Fox Hill Dr	Baiting Hollow	\$319,000	Condo	2	2	N	2831853
Stoney Beach Rd	East Marion	\$1,995,000	Land			Y	2835811
131 B S Midway Rd	Shelter Island	\$889,000	Land			N	2834985
4 S Midway Rd	Shelter Island	\$425,000	Land			N	2834943
4077 Main Bayview Rd	Southold	\$250,000	Land			Y	2832436
2550 Delmar Dr	Laurel	\$250,000	Land			N	2835856
300 Harper Rd	Southold	\$215,000	Land			N	2836040
795 Cedar Dr	Southold	\$175,000	Land			N	2836017
UNDER CONTRACT							

Address	Town	Listing Price	Style	BedS	Bath	WF	ML#	
32 Hilo Dr	Shelter Island	\$2,050,000	Estate	4	3.5	Y	*1232717	
141 Bay Ave	Greenport	\$725,000	Victorian	5	2	N	2816568	
1380 Corey Creek Ln	Southold	\$679,000	2 Story	3	3	Y	2802675	
1570 Mason Dr	Cutchogue	\$679,000	Ranch	2	1	Y	2830244	
655 Eagle Nest Ct	Laurel	\$660,000	Traditional	4	2.5	Y	2822379	
605 Rosewood Dr	Mattituck	\$599,900	Colonial	4	2.5	N	2776260	
565 Cases Ln	Cutchogue	\$580,000	Post Modern	4	2.5	N	2773380	
80 Southfields Rd	Aquebogue	\$579,000	Colonial	4	2.5	N	2808232	
31 Foxglove Row	Aquebogue	\$575,000	Post Modern	4	2.5	N	2812948	
505 Midway Rd	Southold	\$569,000	Contemporary	3	2.5	Y	2759588	
1745 E Gillette Dr	East Marion	\$549,000	Cape	4	3.5	N	2762377	
75 Tyler Dr	Riverhead	\$499,000	Ranch	3	2	N	2792961	
167 Grant Dr	Aquebogue	\$459,000	Traditional	4	2.5	N	2811555	
85 Indian Ave	Flanders	\$449,000	Cottage	2	1	Y	2804421	
39 Palane South	Baiting Hollow	\$425,000	Victorian	3	2.5	N	2820196	
78 Karlin Dr	Baiting Hollow	\$419,000	Cape	4	2	N	2826158	
225 5th St	Laurel	\$399,000	Exp Cape	3	2	N	2783172	
442 Maple Ave	Flanders	\$399,000	2 Story	4	2.5	N	2824851	
2120 Gillette Dr	East Marion	\$399,000	Ranch	3	1	N	2825339	
134 East St	Flanders	\$395,000	Traditional	4	4	N	2826304	
960 Aka 25 Middleton Rd	Greenport	\$329,000	Cape	2	1	N	2815121	
34 Sunrise Ave	Riverhead	\$315,000	Ranch	3	2.5	N	2832993	
7185A Pec Bay . Blvd	Laurel	\$299,000	Ranch	2	1	N	2742214	
1661-500 Old Country Rd	Riverhead	\$245,000	Other	2	2	N	2790677	
11080 Sound Ave	Mattituck	\$239,000	Cape	3	1.5	N	2824021	
59 Further Ln	Riverhead	\$150,000	Ranch	4	1.5	N	2828985	
923 Main St	Riverhead	\$149,000	Mobile Home	4	2	N	2812845	
346 Flanders Rd	Riverhead	\$74,990	Mobile Home	2	1	N	2789333	
23 Wilburs Path	Jamesport	\$629,000	Condo	2	2.5	N	2817203	
500 Meadow Ct	Southold	\$549,999	Condo	3	2.5	N	2808537	
1602 Bluffs Dr	Baiting Hollow	\$285,000	Condo	2	2.5	N	2795864	
333 Penny's Rd	Riverhead	\$389,000	Land			N	2759210	
420 Osborn Ave	Riverhead	\$94,900	Land			N	2818563	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
40 Bayberry Ln	Jamesport	\$1,295,000	1200000	Post Modern	4	3	Y	2750512
40 Bayberry Ln	Jamesport	\$1,295,000	1200000	Post Modern	4	3	Y	2751032
23 Shelterlands Path	Shelter Island	\$985,000	920000	Cape	4	3	N	*1242515
257 Overlook Dr	Aquebogue	\$895,000	862500	Other	4	3.5	Y	2766617
3630 Orchard St	Orient	\$879,000	865000	Traditional	4	2.5	N	2794311
1715 Mccann Ln	Greenport	\$769,999	762000	Colonial	4	3	N	2788197
1055 Skunk Ln	Cutchogue	\$729,000	627750	Ranch	3	2	N	2811450
32 Pine Ave	Aquebogue	\$699,000	675000	Cottage	3	2	Y	2820282
45 Tyler Dr	Riverhead	\$499,999	455000	Colonial	3	3	N	2713539
57128 Main Rd	Southold	\$488,000	475000	Ranch	3	2	N	2765420
755 Highwood Rd	Southold	\$484,900	470000	Split	4	2.5	N	2729732

3750 Delmar Dr	Laurel	\$459,000	435000	Ranch	3	2	N	2825243
570 Hickory Rd	Southold	\$449,000	445000	Raised Ranch	3	2	N	2814433
21 Bellflower Ct	Riverhead	\$439,000	415000	Traditional	4	2.5	N	2778467
715 Legion Ave	Mattituck	\$439,000	445000	Colonial	3	2	N	2804780
23650 Main Rd	Orient	\$399,000	399000	Antique/Hist	3	1	N	2743762
632 Pleasure Dr	Flanders	\$267,000	238000	Ranch	3	2	N	2812926
445 W Main St	Riverhead	\$169,900	170018	2 Story	3	2	Y	2788089
50300 Route 25	Southold	\$599,000	449000	Comm/Ind			N	2792631
90 Saddle Lakes Dr	Riverhead	\$374,900	374900	Condo	2	2	N	2809408
3225 Sound Ave	Riverhead	\$450,000	\$375,000	Land			Y	2770515
125 Lighthouse Rd	Southold	\$285,000	\$220,000	Land			N	2811628

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