



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

*January 16th – 31st, 2015 Market Report
The “Real State” of the Real Estate Market*

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NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1505 Naugles Dr	Mattituck	4750000	Post Modern	6	5.5	Y	2822613
66 Cobbetts Ln	Shelter Island H	4175000	Contemporary	5	4.5	Y	*1244459
14990 Oregon Rd	Cutchogue	3200000	Estate	4	4.55	N	2822951
6925 Nassau Point Rd	Cutchogue	1799000	Estate	3	2.5	Y	2824991
100 Salt Marsh Ln	Peconic	1650000	Cottage	3	1.5	Y	2822709
3700 Wunneweta Rd	Cutchogue	1450000	Other	4	4	Y	2824874
4565 Paradise Point Rd	Southold	1390000	2 Story	4	4.5	Y	2822291
54 Country Club Dr	Shelter Island	1325000	Contemporary	4	4.5	N	*1244450
10 N Cartwright Rd	Shelter Island	1125000	Contemporary	4	3.5	N	*1244720
7005 Soundview Ave	Southold	949000	Traditional	3	2.5	Y	2823776
3505 Camp Mineola Rd	Mattituck	885000	Post Modern	4	2	N	2823620
5 Pheasant Ln	Shelter Island	839000	Contemporary	3	2	N	*1244737
435 Albacore Dr	Southold	799999	Post Modern	6	3	N	2823281
320 Maple Rd	Southold	695000	Exp Cape	3	2	N	2824736
655 Eagle Nest Ct	Laurel	660000	Traditional	4	2.5	Y	2822379
16 N Midway Rd	Shelter Island	590000	Saltbox	2	1.5	N	*1244659
975 Victoria Dr	Southold	589000	Exp Cape	4	3	N	2824776
218 South St	Greenport	549000	Antique/Hist	3	2	N	2822382
1680 Henrys Ln	Peconic	549000	Ranch	3	2	N	2824954
244 Church Ln	Aquebogue	519500	Ranch	3	2	N	2823713
4 Lyn Ln	Baiting Hollow	499000	Contemporary	4	4	N	2822522
517 Brown St	Greenport	499000	Farmhouse	4	1	N	2823436
235 Rogers Rd	Southold	479000	Ranch	3	2.5	N	2823236
15825 Main Rd	Mattituck	459000	Farmhouse	3	2	N	2823995
442 Maple Ave	Flanders	399000	2 Story	4	2.5	N	2824851
1420 Trumans Path	East Marion	394500	Cottage	1	1	Y	2824084
1420 Truman's Path	East Marion	394500	Cottage	1	1	Y	2824082
491 Maple Ave	Flanders	389000	2 Story	4	2.5	N	2824876
911 E Main St	Riverhead	379000	Exp Cape	4	1.5	N	2823683
132 Southern Pky	Riverhead	347000	Cape	3	2	Y	2822831
1530 Sigsbee Rd	Mattituck	319500	Cottage	3	1	N	2824071
27 Eight Bells Rd	Riverhead	299000	Cottage	2	1.5	N	2823748
314 Raynor Ave	Riverhead	259000	Colonial	2	1	N	2824527
11080 Sound Ave	Mattituck	239000	Cape	3	1.5	N	2824021
525 Riverleigh/34 Ave	Riverhead	119999	Mobile Home	3	2	N	2823010
1661-238 Old Country Rd	Riverhead	110000	Ranch	2	1.5	N	2822716
1661-328 Old Country Rd	Riverhead	68000	Other	2	2	N	2824403

40 Woodcliff Trl	Baiting Hollow	49990	Cottage	3	1	N	2823717
525 Riverleigh/119	Riverhead	39999	Mobile Home	2	2	N	2822468
38 B Whitt Ln	Aquebogue	30000	Mobile Home	2	1.5	N	2823883
37-64 Hubbard Ave	Riverhead	12999	Mobile Home	1	1	N	2823571
1220 Youngs Ave	Southold	549000	Comm/Ind			N	2824670
911 E Main St	Riverhead	379000	Comm/Ind			N	2823685
53345 Main Road	Southold	2200	Comm/Ind			N	2824781
53345 Main Road	Southold	1850	Comm/Ind			N	2824362
403 Fox Hill Dr	Baiting Hollow	499000	Condo	2	2	Y	2822243
516 Fox Hill Dr	Baiting Hollow	429000	Condo	2	2	Y	2823828
4935 Bergen Ave	Mattituck	900000	Land			N	2825063
1735 Alvahs Ln. Ln	Cutchogue	399000	Land			N	2822994
975 Westview Dr	Mattituck	349000	Land			Y	2822738
1030 Uhl Ln	Orient	295000	Land			N	2823811
760 The Greenway	East Marion	289000	Land			N	2822444
78 Baiting Hollow Ln	Riverhead	179000	Land			N	2824154
510 S Maple Ave	Flanders	159000	Land			N	2824886
UNDER CONTRACT							
Address	Town	Listing Price	Style	Bedrooms	Bath	WF	ML#
440 Windward Rd	Orient	2750000	Nantucket	4	4.5	Y	*1245022
23 Shelterlands Path	Shelter Island	985000	Cape	4	3	N	*1242515
400 Water Ter	Southold	925000	Post Modern	4	2.5	N	2792877
3630 Orchard St	Orient	879000	Traditional	4	2.5	N	2794311
2800 Wunneweta Rd	Cutchogue	800000	Ranch	3	3.5	N	*1244875
21 Wake Robin Ln	Aquebogue	649900	Traditional	4	3.5	N	2810102
12250 Soundview Ave	Southold	569000	Contemporary	3	3.5	N	2785460
13115 Main Bayview Rd	Southold	549000	Ranch	2	1	N	2759522
28 Washington	Greenport	549000	Cottage	4	2	N	2811177
236 6th Ave	Greenport	448999	Cottage	4	1	N	2818960
318 2nd St	Greenport	425000	2 Story	3	1.5	N	2687959
419 6th Ave	Greenport	425000	2 Story	3	2	N	2785463
26 Meadowbrook Ln	Flanders	415000	Colonial	4	2.55	N	2810524
23650 Main Rd	Orient	399000	Antique/Hist	3	1	N	2743762
12 Tree Haven Ln	Flanders	399000	Exp Cape	4	3	N	2749912
230 East Rd	Mattituck	369000	Cottage	2	1	N	2817184
113 Northgate Cir	Baiting Hollow	359000	Victorian	4	3	N	2817795
33 Daly Ct	Riverhead	326000	Exp Cape	4	2	N	2747442
106 June Ave	Flanders	325000	Ranch	3	2	N	2797190
28 Fern Ave	Flanders	279000	Ranch	3	1	N	2796175
632 Pleasure Dr	Flanders	267000	Ranch	3	2	N	2812926
648 Roanoke Ave	Riverhead	249900	Colonial	3	2	N	2808709
445 W Main St	Riverhead	169900	2 Story	3	2	Y	2788089
525 Riverleigh/B2 Ave	Riverhead	37500	Mobile Home	2	1	N	2820837
114 Main St	Greenport	850000	Comm/Ind			N	2773797
89 Mulberry	Riverhead	299000	Condo	2	2	N	2787521
56 Sound Shore Rd	Riverhead	299000	Land			Y	2789779
48 Sound Shore Rd	Riverhead	299000	Land			Y	2814114

CLOSED

Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
440 Windward Rd	Orient	2750000	2650000	Nantucket	4	4.5	Y	*1245022
37 E Brander	Shelter Island H	2795000	2400000	Saltbox	5	4.5	Y	*1110289
1455 Meadow Beach Ln	Mattituck	2400000	2400000	2 Story	4	4.5	Y	2798630
804 Sound Shore Rd	Jamesport	1075000	995000	Exp Ranch	3	1.5	Y	2744687
2520 Beebe Dr	Cutchogue	1099000	984000	Splanch	3	3	Y	2767572
3176 Sound Ave	Riverhead	1195000	950000	2 Story	2	3	Y	2770493
6 Beach Rd	Laurel	849000	760000	Cottage	2	1	Y	2802809
6 Beach Rd	Laurel	849000	760000	Cottage	2	1	Y	2802865
789 Manor Ln	Jamesport	749000	726000	Post Modern	3	3	N	2796141
50 Spring Ln	Peconic	725000	725000	Exp Ranch	4	2.5	N	2796861
910 Vanston Rd	Cutchogue	689000	660000	Farmhouse	4	2	N	2789182
40 Sea Breeze Dr	Riverhead	675000	650000	Post Modern	4	3	N	2739445
1470 Evergreen Ln	Mattituck	715000	650000	Estate	5	5.5	N	2747921
1585 Wood Way	Cutchogue	665000	650000	Cape	3	2.5	N	2761071
1234 Peconic Bay Blvd	Jamesport	599000	527500	Colonial	6	3	N	2794453
450 Bay Haven Ln	Southold	515000	510000	Ranch	3	2	N	*1240077
1560 Vanston Rd	Nassau Point	549000	475000	Cape	2	2	N	2723387
3275 N Bayview Rd	Southold	465000	462500	Ranch	3	3	N	2802579
183 Park Rd	Riverhead	429000	435000	Contemporary	3	2	N	2791664
37 Saint Marys Dr	S. Jamesport	399999	390000	Raised Ranch	5	2	N	2711301
275 Cardinal Dr	Mattituck	400000	380000	Ranch	3	1.5	N	2700524
2800 Sigsbee Rd	Mattituck	399999	370000	Cottage	3	1	N	2763996
14 Meadowbrook Ln	Flanders	374990	350000	Other	5	2	N	2781682
77 Sunrise Ave	Riverhead	349000	330000	Split	4	2	N	2776173
30 Horton Ave	Mattituck	309000	307970	Ranch	3	1	N	2763778
475 Rambler Rd	Southold	349900	301500	Colonial	4	2.5	N	2811419
71 Washington Ave	Greenport	329000	300000	Cottage	2	1	N	2802623
1395 Flanders Rd	Flanders	299000	283250	Ranch	2	1	N	2761152
60 Church Ln	Aquebogue	205000	205000	Cottage	2	1	N	2805991
9 Church Ln	Riverhead	109000	124000	Cape	3	1	N	2804224
1661-335 Old Country Rd	Riverhead	62000	58000	Mobile Home	2	2	N	2818897
525 Riverleigh/B2 Ave	Riverhead	37500	32000	Mobile Home	2	1	N	2820837
2555 Youngs #15B Ave	Southold	399000	372500	Condo	2	2	N	2785847
3503 Amen Cor	Riverhead	358000	350000	Condo	2	2.5	N	2741091
2555 Youngs Ave	Southold	349999	330000	Condo	2	2	N	2785510
115 Fox Hill Dr	Baiting Hollow	315000	290000	Condo	2	2	N	2777026
513 Fox Hill Dr	Baiting Hollow	259000	225000	Condo	2	2	Y	2801464
900 Goose Creek Ln	Southold	499000	450000	Land			Y	2754184
505 Saltaire Way	Mattituck	199000	180000	Land			N	2570164

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