



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

June 1st – 15th, 2017 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#
19 Montclair Ave	Shelter Island	\$4,295,000	Nantucket	4	3	Y	*1287338
139 N Ram Island Dr	Shelter Island	\$3,950,000	Contemporary	4	3	Y	2947027
46 Midway South Rd	Shelter Island	\$2,300,000	Nantucket	4	3.5	Y	*1286606
6 Sunnyside Ave	Shelter Island H	\$1,640,000	Modern	4	4.5	N	2944422
12 Whitebrook Dr	Flanders	\$1,469,000	Contemporary	4	3.5	Y	2945195
171D N Ferry Rd	Shelter Island	\$1,350,000	Contemporary	4	3.5	Y	2943583
675 Orchard St	Orient	\$1,270,000	Farmhouse	4	2	N	2943931
12 Osprey Rd	Shelter Island	\$1,250,000	Farmhouse	3	3	N	*1287363
435 Willow Pond Ln	Southold	\$995,000	Traditional	4	3.5	N	2943775
866 Peconic Bay Blvd	Jamesport	\$849,000	Exp Ranch	4	3.5	N	2946494
2 Behringer Ln	Shelter Island	\$739,000	Modern	3	2.5	N	*1287365
1750 Evergreen Dr	Cutchogue	\$729,000	Colonial	4	2.5	N	2944113
2 Silver Beech Ln	Baiting Hollow	\$669,000	Ranch	3	2.5	N	2947490
800 Laurelwood Dr	Laurel	\$649,000	Exp Ranch	5	3.5	N	2943980
10 Bowditch Rd	Shelter Island	\$649,000	Cape	3	2	N	2946952
3 Pintail Ct	Riverhead	\$639,000	Contemporary	3	2	N	2943309
3145 N Bayview Rd	Southold	\$634,000	Contemporary	4	3	Y	2946791
4250 Sound Ave	Mattituck	\$629,990	Colonial	4	2.5	N	2946512
1305 Crown Land Ln	Cutchogue	\$629,000	Farmhouse	4	2.5	N	2945240
4300 Bergen Ave	Mattituck	\$619,000	Farm Ranch	2	2	N	2943648
295 Bennett Ln	Southold	\$599,000	Ranch	3	2	N	2944127
21 Sunup Trl	Aquebogue	\$585,000	Colonial	4	2.5	N	2947279
1140 Carrington Rd	Cutchogue	\$579,900	Ranch	3	2	N	2943283
4445 North Rd	Greenport	\$575,000	Farmhouse	3	2	N	2946023
810 Hiawathas Path	Southold	\$569,000	Ranch	3	2	N	2944112
980 Oak Ave	Southold	\$549,000	Cottage	2	1	Y	2946339
505 Oak St	Mattituck	\$499,000	Traditional	4	2	N	2947010
1150 Bayview Ave	Southold	\$498,990	Ranch	3	2	N	2946982
780 Minnehaha Blvd	Southold	\$479,000	Cottage	2	2	N	2947347
104 Baywood Dr	Baiting Hollow	\$429,000	Colonial	3	2.5	N	2943795
1900 Pine Neck Rd	Southold	\$405,000	Farmhouse	4	2	N	2946822
1400 Bayview Ave	Mattituck	\$399,000	Antique/Hist	1	2	N	2945868
455 S Flanders Blvd	Flanders	\$395,000	Contemporary	3	2.5	N	2946644
211 North St	Greenport	\$360,000	Bungalow	3	1	N	2945973
161 Shade Tree Ln	Aquebogue	\$349,000	2 Story	2	1.5	N	2944090
1520 Bray Ave	Laurel	\$344,999	Cottage	1	1	N	2944269
56 Hart Ave	Flanders	\$325,000	Ranch	2	1	N	2943281
450 Pleasure Dr	Flanders	\$310,000	2 Story	3	2	N	2945729
43 Elton St	Riverhead	\$245,000	2 Story	4	2	N	2944274

4 Midland St	Riverhead	\$230,000	Cottage	2	1.5	N	2943706
1661-287 Old Country Rd	Riverhead	\$220,500	Other	2	2	N	2945067
315 Doctors Path	Riverhead	\$199,000	Ranch	3	1	N	2943753
23 Hillcrest Dr	Baiting Hollow	\$134,990	Cottage	2	1	N	2945958
1661-270 Glenwood Pike	Riverhead	\$121,000	Mobile Home	2	2	N	2946637
41 Anchor Path	Baiting Hollow	\$65,000	Cottage	2	1	N	2945841
61 Old Country Road Rd	Riverhead	\$1,100,000	Comm/Ind			N	2943688
32645 Main Rd	Cutchogue	\$1,700	Comm/Ind			N	2945021
134 Sweezy Ave	Riverhead	\$1,550	Comm/Ind			N	2943147
18 Tall Tree Cir	Riverhead	\$779,000	Condo	3	3.5	Y	2943492
36 Fox Hill Dr	Baiting Hollow	\$379,000	Condo	2	2	N	2947219
3506 Willow Pond Dr	Riverhead	\$369,000	Condo	2	2.5	N	2946845
104 Fox Hill Dr	Baiting Hollow	\$299,000	Condo	2	2.5	N	2944034
2502 Willow Pond Dr	Riverhead	\$275,000	Condo	2	2	N	2945610
2006 Willow Pond	Riverhead	\$269,000	Condo	1	1.5	N	2944455
3544 Sound Avenue	Riverhead	\$2,975,000	Land			Y	2945746
Stoney Beach Rd	East Marion	\$1,995,000	Land			Y	2946448
16 Stoney Beach Rd	East Marion	\$1,899,000	Land			Y	2946570
245 Colony Pond Ct	Greenport	\$1,599,000	Land			Y	2944229
325 Griffing St	Cutchogue	\$1,500,000	Land			N	2946842
1071 Bay Home Rd	Southold	\$775,000	Land			Y	2946959
80 Deer Run Run	Southold	\$450,000	Land			N	2944560
11 Hillside Dr	Shelter Island H	\$400,000	Land			N	*1287316
245 Colony Pond Ct	Greenport	\$395,000	Land			Y	2944420
65 Colony Pond Ct	Greenport	\$325,000	Land			N	2944401
240 Colony Pond Ct	Greenport	\$325,000	Land			N	2944433
60 Colony Pond Ct	Greenport	\$295,000	Land			N	2944426
180 Colony Pond Ct	Greenport	\$295,000	Land			N	2944430
5445 Peconic Bay Blvd	Laurel	\$285,000	Land			N	2945769
213/215 North St	Greenport	\$285,000	Land			N	2945972
4077 Main Bayview Rd	Southold	\$225,000	Land			Y	2945010
350 South Dr	Mattituck	\$199,000	Land			N	2945855
16 Tree Haven Ln	Flanders	\$199,000	Land			N	2946322
2600 Youngs Ave	Southold	\$182,499	Land			N	2945143
184 Brookhaven Ave	Flanders	\$135,000	Land			N	2943261
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
8 Westmoreland Dr	Shelter Island	\$2,290,000	Nantucket	3	4	Y	*1277418
350 Brook Ln	Southold	\$1,490,000	Post Modern	4	5.5	N	2904182
5850 New Suffolk Rd	New Suffolk	\$1,149,000	Post Modern	4	2.5	N	2930684
90 Shore Ln	Peconic	\$999,000	Traditional	4	2.5	N	2936682
11 Great Circle Dr	Shelter Island	\$995,000	Colonial	4	2.5	N	*1250752
60 Josie Ct	Riverhead	\$899,000	Post Modern	5	3.5	N	2919266
1710 N Bayview Road Ext	Southold	\$799,000	Post Modern	4	3.5	N	2922471
335 South Dr	Mattituck	\$795,000	Modern	3	2	Y	2912288
790 Ruch Ln	Southold	\$749,000	Cottage	3	2	Y	2931767
46000 Main Road	Southold	\$729,000	Farmhouse	4	3.5	N	2933985
405 Birch Ln	Cutchogue	\$679,000	Farm Ranch	3	2	N	2922216
1420 Gabriella Ct	Mattituck	\$599,000	Colonial	4	2.5	N	2903669

910 Brigantine Dr	Southold	\$595,000	Exp Ranch	3	2.5	N	2933743	
360 Greton Ct	Mattituck	\$534,900	Ranch	3	2	N	2921983	
50 Wabasso St	Southold	\$519,500	Cottage	3	2	N	2896203	
1425 Leeward Dr	Southold	\$499,999	Ranch	3	2	N	2865588	
20 Legend Ln	Jamesport	\$495,000	Ranch	4	2	N	2908449	
2925 Peconic Bay Blvd	Laurel	\$449,000	Ranch	3	2	N	2910344	
4475 Main Bayview Rd	Southold	\$429,000	Ranch	3	2	N	2927838	
220 Pine St	Mattituck	\$399,999	Ranch	2	1	N	2909722	
164 Merritts Pond Rd	Riverhead	\$395,000	Traditional	4	2	N	2907665	
420 Marcy Ave	Riverhead	\$369,000	Cape	5	3	N	2937671	
101 Fox Run Ln	Aquebogue	\$349,000	Ranch	3	2	N	2934226	
19 Marge Ln	Baiting Hollow	\$349,000	Ranch	3	2	N	2936250	
24 Riverside Ave	Flanders	\$269,000	Ranch	2	1	N	2939816	
1661-465 Old Country Rd	Riverhead	\$89,500	Ranch	2	2	N	2872028	
1661-390 Old Country Rd	Riverhead	\$67,500	Ranch	2	1	N	2942182	
27 Neptune Pl	Baiting Hollow	\$64,990	Cottage	2	1	N	2881611	
1661-309 Old Country Rd	Riverhead	\$59,900	Mobile Home	2	1	N	2897492	
29 Hillcrest Dr	Baiting Hollow	\$56,000	Cottage	3	1	N	2911167	
525/177 Riverleigh Ave	Riverhead	\$36,000	Mobile Home	2	1	N	2939884	
525-140 Riverleigh Ave	Riverhead	\$33,999	Mobile Home	2	2	N	2884284	
525/58 Riverleigh Ave	Riverhead	\$26,000	Mobile Home	2	1	N	2942024	
505 Fox Hill Dr	Baiting Hollow	\$399,000	Condo	2	2	Y	2904120	
48 Fox Hill Dr	Baiting Hollow	\$399,000	Condo	2	2	N	2947209	
133 Scenic Lake Dr	Riverhead	\$392,000	Condo	2	3	N	2941842	
47 Fox Hill Dr	Baiting Hollow	\$389,000	Condo	2	2	N	2892510	
46 Fox Hill Dr	Baiting Hollow	\$389,000	Condo	2	2	N	2947224	
56 Calebs Way	Greenport	\$359,000	Condo	2	2	N	2935763	
3502 Willow Pond Dr	Riverhead	\$349,900	Condo	2	2.5	N	2941412	
2401 Augusta Aly	Riverhead	\$344,900	Condo	2	2	Y	2929212	
1850 Cox Ln	Cutchogue	\$750,000	Land			N	2909947	
34 Willow St	S. Jamesport	\$349,000	Land			N	2906661	
2790 The Long Way	East Marion	\$219,000	Land			N	2868268	
2820 Stanley Rd	Mattituck	\$149,900	Land			N	2937471	
1680 Seawood Dr	Southold	\$149,900	Land			N	2927709	
360 Flint St	Greenport	\$129,000	Land			N	2941186	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
6970 Indian Neck Ln	Peconic	\$2,950,000	\$2,950,000	Cottage	5	2.5	Y	2905075
9575 Nassau Point Rd	Cutchogue	\$2,599,000	\$2,450,000	Traditional	5	4	Y	2881585
136 N Ram Island Dr	Shelter Island	\$2,100,000	\$1,975,000	Modern	3	2.5	N	2917742
2750 Glenn Rd	Southold	\$1,100,000	\$1,090,000	Contemporary	3	2	Y	2918881
1000 Oyster Ponds Ln	Orient	\$999,000	\$975,000	Antique/Hist	3	2.5	N	2912308
11 Great Circle Dr	Shelter Island	\$995,000	\$925,000	Colonial	4	2.5	N	*1250752
1585 Long Creek Dr	Southold	\$899,000	\$850,000	Traditional	4	4	Y	2906606
700 Beebe Dr	Cutchogue	\$799,000	\$725,000	Traditional	3	3.5	Y	2796626
155 Oriole Dr	Southold	\$649,000	\$625,000	Cape	3	2.5	N	2914780
95 Elizabeth Ln	Southold	\$549,000	\$545,000	Ranch	3	2	Y	2927647
255 Summer Ln	Southold	\$529,900	\$525,000	2 Story	5	3	N	2898596
75 S Oakwood Dr	Laurel	\$499,000	\$435,000	Cottage	4	2	N	2884634

27 Ziemacki Ln	Jamesport	\$469,900	\$436,400	Ranch	3	2	N	2922384
20 Timothy Ln	Jamesport	\$469,000	\$450,000	Colonial	4	2.5	N	2896380
3230 Boisseau Ave	Southold	\$449,000	\$414,000	Cape	3	2	N	2890725
900 Cedar Dr	Southold	\$429,000	\$395,000	Ranch	3	1	N	2915507
55 Jacobs Pl	Aquebogue	\$425,000	\$415,000	Contemporary	3	2	N	2854718
412 Carpenter St	Greenport	\$400,000	\$400,000	2 Story	4	2	N	*1271598
22 Marge Ln	Baiting Hollow	\$399,999	\$410,000	Ranch	3	2.5	N	2905858
69000 County Road 48	Greenport	\$388,000	\$365,000	Colonial	3	1.5	N	*1277812
257 Main(Private Rd) Rd	Aquebogue	\$345,000	\$320,000	Ranch	3	1	N	2908873
483 Elton St	Riverhead	\$335,000	\$341,000	Cape	4	2	N	2912423
112 Old Farm Rd	Riverhead	\$329,000	\$329,000	Ranch	3	2	N	2925620
43 Dale Ave	Flanders	\$175,000	\$140,000	Cape	3	1	N	2790264
1661-465 Old Country Rd	Riverhead	\$89,500	\$78,000	Ranch	2	2	N	2872028
27 Neptune Pl	Baiting Hollow	\$64,990	\$55,000	Cottage	2	1	N	2881611
29 Hillcrest Dr	Baiting Hollow	\$56,000	\$51,500	Cottage	3	1	N	2911167
1661-334 Old Country Rd	Riverhead	\$45,000	\$30,000	Mobile Home	2	1	N	2918631
525/177 Riverleigh Ave	Riverhead	\$36,000	\$31,000	Mobile Home	2	1	N	2939884
525-140 Riverleigh Ave	Riverhead	\$33,999	\$31,000	Mobile Home	2	2	N	2884284
3 Tall Tree Cir	Jamesport	\$869,000	\$775,000	Condo	3	3.5	N	2879026
3208 Bluffs S Dr	Baiting Hollow	\$389,000	\$404,000	Condo	2	2	N	2892503
3207 Bluffs Drive S	Baiting Hollow	\$359,000	\$359,000	Condo	2	2.5	N	2915251
13 Winthrop Rd	Shelter Island H	\$330,000	\$315,000	Co-Op	1	1	Y	*1267614
7 Blackberry Cmns	Riverhead	\$249,900	\$240,000	Condo	2	2	N	2891744

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