



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

May 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#
3875 Hallock Ln Ext	Mattituck	\$6,999,000	Estate	5	7.5	Y	2935035
9775 Nassau Point Rd	Cutchogue	\$4,650,000	Traditional	5	4.55	Y	2934123
2830 Grandview Dr	Orient	\$2,675,000	Contemporary	6	3.5	Y	2934610
1700 N Hyatt Rd	Southold	\$2,500,000	Traditional	6	5.5	Y	2935021
West	S. Jamesport	\$2,350,000	Exp Ranch	3	3	Y	2937107
835 Tarpon Dr	Southold	\$1,849,000	Exp Cape	4	3	Y	2937352
125 Cove Cir	Greenport	\$1,800,000	Antique/Hist	5	3.5	Y	*1283183
3370 Paradise Point Rd	Southold	\$1,695,000	Post Modern	5	3.5	N	2937581
6925 Nassau Point Rd	Cutchogue	\$1,550,000	Estate	3	2.5	Y	2934695
12860 Main Rd	East Marion	\$1,499,000	Farm Ranch	3	2	Y	2935434
1 Sandpiper Rd	Shelter Island	\$1,400,000	Post Modern	4	3.5	N	*1284483
2 Freds Ln	Shelter Island	\$1,395,000	Farmhouse	4	3	N	*1284462
900 Rogers Rd	Southold	\$1,375,000	Cape	3	3.5	Y	2934821
157 Ferry Rd	Shelter Island H	\$1,250,000	Victorian	5	2	N	*1284478
148 D Ferry Rd	Shelter Island H	\$1,195,000	Cottage	2	2	N	*1284461
6 Country Club Dr	Shelter Island	\$1,175,000	Traditional	4	3.5	N	2934613
2295 Bay Shore Rd	Greenport	\$1,159,000	Ranch	3	1	Y	2937750
90 Shore Ln	Peconic	\$999,000	Traditional	4	2.5	N	2936682
8 Linda Ct	Shelter Island	\$895,000	Traditional	3	2	N	*1284480
26 Seacove Ln	Riverhead	\$879,000	Colonial	5	2.5	N	2935149
1320 Harbor Ln	Cutchogue	\$879,000	Farmhouse	4	3	N	2937872
500 Soundview Rd	Orient	\$799,000	Farm Ranch	4	2.55	N	2935226
460 Anderson Rd	Southold	\$795,000	Contemporary	3	2	Y	2935358
1250 Bayview Ave	Southold	\$780,000	Exp Cape	3	3.5	N	2935939
9502 N Bayview Rd	Southold	\$750,000	Colonial	3	2.5	N	2938220
945 Fanning Rd	New Suffolk	\$749,000	Ranch	3	2	N	2936731
4030 Nassau Point Rd	Cutchogue	\$749,000	Ranch	3	3	N	2937307
46000 Main Road	Southold	\$729,000	Farmhouse	4	3.5	N	2933985
52 Colonial Dr	Aquebogue	\$675,000	Traditional	3	2.5	N	2938017
45 Fawn Aka 2135 Be Ln	Cutchogue	\$649,000	Ranch	3	3	N	2936891
88 Leafy Way	Aquebogue	\$625,000	Colonial	4	2.5	N	2936459
800 Theresa Dr	Mattituck	\$617,000	Traditional	5	2.5	N	2936724
111 Bellflower Ct	Riverhead	\$599,000	2 Story	4	2.5	Y	2936414
380 Homestead Way	Greenport	\$599,000	Ranch	3	2	N	2935052
40 Birch Ave	Flanders	\$599,000	Colonial	3	2.5	N	2935945
7065 Skunk Ln	Cutchogue	\$599,000	Colonial	4	2	N	2938531
179 Temple Ave	Flanders	\$575,000	Cape	3	2	Y	2933868
1150 S Harbor Rd	Southold	\$569,000	Ranch	3	2	N	2934997
1830 Boisseau Ave	Southold	\$559,000	Cape	2	1.5	N	2934045

91 Fairway Ave	Riverhead	\$559,000	Colonial	4	3.5	N	2937913
605 Seawood Dr	Southold	\$549,000	Cape	4	3.5	N	2935187
Lot 1 A J Ct	Riverhead	\$529,999	Victorian	4	2.5	N	2936396
55 4th St	S. Jamesport	\$495,000	Ranch	3	1.5	N	2937431
Lot 7 A J Ct	Riverhead	\$479,999	Exp Ranch	3	2	N	2935986
1050 Long Creek Dr	Southold	\$475,000	Ranch	3	2	N	2937177
Lot 9 A J Ct	Riverhead	\$459,999	Victorian	4	2.5	N	2936180
730 Pine Neck Rd	Southold	\$449,500	Ranch	4	2	N	2933898
39 Daly Ct	Aquebogue	\$449,000	Exp Ranch	3	2.5	N	2935951
1150 Seawood Dr	Southold	\$445,000	Ranch	3	1.5	N	2934048
1040 Harrison Ave	Riverhead	\$445,000	Ranch	4	3	N	2936811
Lot # 8 A J Ct	Riverhead	\$419,999	Ranch	3	2	N	2935895
141 Southfield Rd	Baiting Hollow	\$419,900	Colonial	4	2.5	N	2937515
544 S Flanders Blvd	Flanders	\$416,000	2 Story	3	2.5	N	2935327
88 Tuthill Ln	Jamesport	\$399,000	Ranch	3	2	N	2936138
88 Tuthill Ln	Jamesport	\$399,000	Ranch	3	2	N	2936245
21 7th St	Jamesport	\$380,000	Cape	3	1.5	N	2936700
420 Marcy Ave	Riverhead	\$369,000	Cape	5	3	N	2937671
56 Calebs Way	Greenport	\$359,000	Townhouse	2	2	N	2936855
919 Roanoke Ave	Riverhead	\$350,000	2 Story	3	2	N	2936178
101 Fox Run Ln	Aquebogue	\$349,000	Ranch	3	2	N	2934226
19 Marge Ln	Baiting Hollow	\$349,000	Ranch	3	2	N	2936250
145 Dickinson St	Peconic	\$345,000	Cottage	1	1	N	2934047
126 Royal Ave	Flanders	\$339,000	Ranch	4	2	N	2935391
680 E Legion Ave	Mattituck	\$335,000	Cottage	1	1	N	2936973
670 Grove Rd	Southold	\$319,900	Ranch	3	1.5	N	2936853
14A Netz Pl	Flanders	\$255,000	Cottage	2	1	Y	2936660
532 Riverleigh Ave	Riverhead	\$149,900	Cottage	2	1	N	2936744
525/70 Riverleigh Ave	Riverhead	\$79,999	Mobile Home	2	3	N	2934735
525/129 Riverleigh Ave	Riverhead	\$44,999	Mobile Home	2	2	N	2936659
525-128A Pond Dr	Riverhead	\$39,900	Mobile Home	2	2	N	2935863
16 A Johns Ln	Aquebogue	\$25,500	Mobile Home	2	1	N	2935619
226 Riverleigh Ave	Riverhead	\$735,000	Comm/Ind			N	2937877
243 W Main St	Riverhead	\$625,000	Comm/Ind			Y	2935407
28080 Main Rd	Cutchogue	\$1,300	Comm/Ind			N	*1283025
1008 N Bluffs Dr	Baiting Hollow	\$438,000	Condo	2	2	Y	2937610
56 Calebs Way	Greenport	\$359,000	Condo	2	2	N	2935763
207 Fox Hill Dr	Baiting Hollow	\$350,000	Condo	2	2	N	2938015
3601 Amen Cor	Riverhead	\$330,000	Condo	2	2	N	2936730
33 Blueberry	Riverhead	\$264,500	Condo	2	2.5	N	2935671
411 Old Country Rd	Riverhead	\$12,999,000	Land			N	2936376
25 Osprey Rd	Shelter Island	\$550,000	Land			N	2937812
255 W Main St	Riverhead	\$545,000	Land			Y	2935408
17 N Midway Rd	Shelter Island	\$395,000	Land			N	2936534
426 2nd St	Greenport	\$329,999	Land			N	2934037
305 Fay Ct	Mattituck	\$219,000	Land			N	2937952
405 Fay Ct	Mattituck	\$219,000	Land			N	2937953
2550 Delmar Dr	Laurel	\$199,000	Land			N	2937851
1330 Henrys Ln	Peconic	\$190,000	Land			N	2937500

2820 Stanley Rd	Mattituck	\$149,900	Land			N	2937471
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
8985 Main Rd	East Marion	\$1,200,000	Antique/Hist	6	8	N	2893932
2750 Glenn Rd	Southold	\$1,100,000	Contemporary	3	2	Y	2918881
625 Wood Ln	Peconic	\$1,099,000	Cottage	3	2	Y	2923282
590 Laurel Ct	Laurel	\$999,000	Post Modern	4	3.5	N	2885749
1000 Oyster Ponds Ln	Orient	\$999,000	Antique/Hist	3	2.5	N	2912308
16 Lakeview Dr	Shelter Island	\$950,000	Traditional	3	3	N	*1253540
680 Fairway Dr	Cutchogue	\$819,000	Farm Ranch	3	2.5	N	2909723
2720 King St	Orient	\$795,000	Cottage	2	2	N	2918741
4400 Vanston Rd	Cutchogue	\$795,000	Ranch	4	2	N	2929670
1430 Clearview Ave	Southold	\$765,000	Post Modern	3	3.5	N	2925498
260 Sunset Way	Southold	\$745,000	Cape	4	2	Y	2927608
39 Leafy Way	Aquebogue	\$729,000	Contemporary	3	2	N	2920797
71 Jean Ct	Riverhead	\$689,000	Contemporary	4	3	N	2931184
117 Chris Sundrop Ct	Riverhead	\$629,000	Post Modern	3	2.5	N	2920353
17 Warner Ct	Baiting Hollow	\$585,000	Contemporary	4	2.5	N	2918547
610 Richmond Rd	Southold	\$576,500	Exp Ranch	3	2	N	2931261
280 Luptons Point Rd	Mattituck	\$560,000	Cape	4	2.5	Y	2925735
2000 Brigantine Dr	Southold	\$550,000	Colonial	4	2.5	N	2926820
95 Elizabeth Ln	Southold	\$549,000	Ranch	3	2	Y	2927647
1035 Mccann Ln	Greenport	\$539,000	Ranch	3	2	N	2932249
55 Jakes Ln	Baiting Hollow	\$479,900	Colonial	4	2.5	N	2929564
26420 Main Rd	Cutchogue	\$475,000	Antique/Hist	4	2	N	2926166
27 Ziemacki Ln	Jamesport	\$469,900	Ranch	3	2	N	2922384
48 Marge Ln	Baiting Hollow	\$425,000	Contemporary	3	4	N	2895940
8 Kings Dr	Riverhead	\$399,999	Colonial	3	2.5	N	2880841
54 Joyce Dr	Riverhead	\$399,000	Hi Ranch	4	2	N	2922660
26 Phillips Ln	Aquebogue	\$369,000	2 Story	3	2.5	N	2924294
103 Tuthills Ln	Aquebogue	\$359,000	Ranch	3	2	N	2895767
835/935 Wilmarth Ave	Greenport	\$325,000	Cottage	1	1	N	2925914
100 Terry Ct	Southold	\$309,900	Ranch	2	1	N	2934852
1661-546 Old Country Rd	Riverhead	\$295,000	Other	3	2	N	2928334
33 Van Houten St	Riverhead	\$249,999	Split	5	2	N	2860913
67 Reeves Bay Trl	Flanders	\$209,900	Ranch	1	1	Y	2901783
1661-80 Old Country Rd	Riverhead	\$159,000	Other	2	2	N	2920814
17 N Surfway	Baiting Hollow	\$139,990	Cottage	2	1	N	2917358
19 Cottage Rd	Baiting Hollow	\$54,990	Cottage	2	1	N	2929618
525/D18 Riverleigh Ave	Riverhead	\$44,999	Mobile Home	2	1.5	N	2930727
53 Cottage Rd	Baiting Hollow	\$35,990	Cottage	2	1	N	2871454
525/105 Riverleigh Ave	Riverhead	\$26,000	Mobile Home	2	1	N	2930253
8985 Main Rd	East Marion	\$1,200,000	Comm/Ind			N	2893931
78 Saddle Lakes Dr	Riverhead	\$415,000	Condo	3	3	N	2916876
1001 Willow Pond Dr	Riverhead	\$369,000	Condo	2	2.5	N	2932022
606 Willow Pond Dr	Riverhead	\$329,000	Condo	2	2	N	2913187
2555 Youngs Ave	Southold	\$299,000	Condo	2	2	N	2856402
1000 Ninth St	Greenport	\$121,000	Co-Op	1	1	N	2924119
62 Westmoreland Dr	Shelter Island	\$950,000	Land			N	2897792

5455 Youngs Ave	Southold	\$695,000		Land			N	2860603
1220 Old Farm Rd	Orient	\$495,000		Land			N	2908983
6510 Hortons Ln	Southold	\$299,999		Land			N	2931957
628 Pleasure Dr	Flanders	\$199,000		Land			N	2906385
420 Osborn Ave	Riverhead	\$89,000		Land			N	2919901
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
20 Sunshine Rd	Shelter Island	\$1,590,000	\$1,495,000	Traditional	4	3.5	N	2857107
2105 Westview Dr	Mattituck	\$1,450,000	\$1,395,000	Post Modern	3	3	Y	2872189
755 Luptons Point Rd	Mattituck	\$1,399,000	\$1,350,000	Traditional	3	3.5	Y	2868937
950 Strohson Rd	Cutchogue	\$1,150,000	\$1,110,000	2 Story	3	3	Y	2888937
425 Bay Ave	East Marion	\$869,000	\$865,000	Farmhouse	3	2.5	N	2906033
1475 Lands End Rd	Orient	\$840,000	\$799,000	Post Modern	3	2	N	2918420
1390 Country Club Dr	Cutchogue	\$767,000	\$757,000	Cape	3	2.5	N	2930222
32 Dunlookin Ln	S. Jamesport	\$695,000	\$660,000	Contemporary	3	2.5	N	2915051
200 Corey Creek Ln	Southold	\$655,000	\$640,000	2 Story	5	3.5	N	2901308
630 N North Sea Drive Dr	Southold	\$639,999	\$625,000	Ranch	3	2	N	2872433
475 Rambler Rd	Southold	\$599,999	\$580,000	2 Story	4	2.5	N	2894452
400 Hill Rd	Southold	\$599,000	\$570,000	Ranch	3	2	N	2891043
870 Smith Drive N.	Southold	\$579,000	\$582,500	Ranch	3	2	N	2918695
1690 Camp Mineola Rd	Mattituck	\$579,000	\$560,000	Ranch	3	2.5	N	2861143
2325 Vanston Rd	Cutchogue	\$569,000	\$569,000	Ranch	2	2	N	2913625
56 Palane East	Baiting Hollow	\$559,000	\$525,000	Victorian	4	3.5	N	2896991
539 2nd St	Greenport	\$500,000	\$490,000	Farmhouse	3	2	N	2907840
Lot 5 Sunup Trail	Aquebogue	\$499,900	\$490,000	Colonial	4	2.5	Y	2897329
745 Gagens Landing Rd	Southold	\$499,000	\$505,000	Ranch	3	2	N	2922678
375 Corwin (432 8th) St	Greenport	\$499,000	\$474,000	Ranch	3	1	N	2901596
340 Westwood Ln	Greenport	\$489,000	\$489,000	Exp Ranch	3	2	N	2906143
2030 Bay Shore Rd	Greenport	\$449,000	\$449,000	Ranch	2	1	N	2906909
244 Church Ln	Riverhead	\$429,000	\$421,000	Ranch	3	2	N	2911773
596 Middle Rd	Riverhead	\$399,900	\$390,000	Colonial	3	2.5	N	2915688
192 Pleasure Dr	Flanders	\$399,000	\$375,000	Contemporary	3	2	N	2906994
322 Monsell Pl	Greenport	\$389,000	\$360,000	Cape	2	1	N	2923706
145 Arrowhead Ave	Riverhead	\$369,000	\$364,000	Ranch	4	2	N	2899752
552 S Flanders Blvd	Flanders	\$365,000	\$360,000	2 Story	3	2.5	N	2876693
27 Reeves Ave	Riverhead	\$359,000	\$335,000	Exp Ranch	4	2	N	2907901
956 Flanders Rd	Flanders	\$309,900	\$305,000	Exp Cape	4	2	Y	2899315
31 Industrial Blvd	Riverhead	\$299,990	\$302,500	Ranch	3	1.5	N	2890863
84 Glider	Flanders	\$283,000	\$283,000	Ranch	3	1	N	2853513
1059 Woodcrest Ave	Riverhead	\$249,000	\$235,000	Ranch	2	1	N	2909720
126 Longneck Blvd	Flanders	\$235,000	\$218,000	Ranch	3	2	N	2922065
31 East Ave	Riverhead	\$215,000	\$217,000	Cottage	1	1	N	2895367
67 Reeves Bay Trl	Flanders	\$209,900	\$205,000	Ranch	1	1	Y	2901783
476 Riverleigh	Riverhead	\$166,250	\$106,050	Ranch	3	1	N	2910028
17 N Surfway	Baiting Hollow	\$139,990	\$115,000	Cottage	2	1	N	2917358
38 Oak Dr	Riverhead	\$74,990	\$60,000	Mobile Home	3	1	N	2774413
19 Cottage Rd	Baiting Hollow	\$54,990	\$52,990	Cottage	2	1	N	2929618
53 Cottage Rd	Baiting Hollow	\$35,990	\$33,000	Cottage	2	1	N	2871454
5 Haverton Ct	Riverhead	\$415,000	\$415,000	Condo	2	2.5	N	2801496

4 Haverton Ct	Riverhead	\$415,000	\$415,000	Condo	2	2.5	N	2801498
24 Haverton Ct	Riverhead	\$415,000	\$415,000	Condo	2	2.5	N	2801500
25 Haverton Ct	Riverhead	\$415,000	\$415,000	Condo	2	2.5	N	2801501
604 Pebble Beach Path	Riverhead	\$325,000	\$315,000	Condo	2	2	N	2903346
1004 Willow Pond Dr	Riverhead	\$319,900	\$300,000	Condo	2	2.5	N	2877777
760 N Hillcrest Dr	Orient	\$425,000	\$395,000	Land			N	2910098
41 Phillips Ln	Aquebogue	\$350,000	\$325,000	Land			N	2909353
32725 Main Rd	Orient	\$279,000	\$300,000	Land			N	2910277
730 6th St	Greenport	\$275,000	\$260,000	Land			N	2885559
1050 Knollwood Ln	Mattituck	\$259,000	\$225,000	Land			N	2801623
Main Road	Southold	\$199,000	\$185,000	Land			N	2738690

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