



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

May 16th – 31st, 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#
1 Sylvester Rd	Shelter Island H	\$9,250,000	Other	6	6.5	Y	*1285964
22 Prospect Ave	Shelter Island H	\$8,875,000	Nantucket	8	7	Y	*1285962
291 Deep Hole Rd	Baiting Hollow	\$5,000,000	Contemporary	4	3.5	N	2940529
6 Club Dr	Shelter Island	\$4,950,000	Modern	4	3.5	Y	*1285940
79 N Midway Rd	Shelter Island	\$3,495,000	Traditional	6	4.55	N	2941983
68 Peconic Ave	Shelter Island H	\$3,125,000	Ranch	3	2.5	Y	*1285945
1680 Lands End Rd	Orient	\$1,999,999	Contemporary	4	4	N	2941265
125 Cove Cir	Greenport	\$1,800,000	Antique/Hist	5	3.5	Y	2942435
10 Meeting House Cr Rd	Aquebogue	\$1,799,000	Traditional	5	2.5	Y	2941205
505 Light House Ln	Southold	\$1,799,000	Cape	4	3.5	Y	2942738
72 S Ferry Rd	Shelter Island	\$1,685,000	Barn	1	1	Y	2940665
143 Manor Lane	Jamesport	\$1,550,000	Farm Ranch	3	3	N	2939605
1620 Village Ln	Orient	\$1,450,000	Antique/Hist	3	2	N	2941445
56995 Route 25	Southold	\$1,299,000	Farmhouse	5	2	N	2938811
2 Tar Kettle Rd	Shelter Island	\$1,295,000	Cottage	3	1.5	Y	*1285218
49 Laura Ln	Riverhead	\$1,197,000	Traditional	5	3	N	2941763
750 Budd's Pond Rd	Southold	\$1,100,000	Colonial	3	3	Y	2938598
410 Moores Ln	Cutchogue	\$999,000	Ranch	3	2	N	2940111
6 South St	Shelter Island	\$805,000	Cottage	3	1	N	*1285943
3690 Great Peconic Ba Blvd	Laurel	\$799,000	Ranch	4	2	N	2939085
275 Maple St	Greenport	\$799,000	Cape	3	2	N	2942114
54 Baiting Dr	Baiting Hollow	\$779,000	Contemporary	4	3	N	2941253
380 Garden Ct	Southold	\$759,000	Colonial	3	3	N	2940899
430 August Rd	Greenport	\$719,000	Cape	3	2.5	N	2940522
1 Merkel Ln	Shelter Island	\$699,990	Contemporary	3	2.5	N	2941989
6 Mallard Ct	Riverhead	\$699,000	Victorian	4	2.5	N	2940301
1070 Mill Creek Dr	Southold	\$699,000	Contemporary	4	2.5	N	2942527
109 Star Flower Row	Riverhead	\$629,000	Post Modern	5	2.5	N	2940756
475 N Moores Ln	Greenport	\$625,000	Ranch	4	2	N	2939113
50 Palane North	Baiting Hollow	\$625,000	Contemporary	4	3.5	N	2941590
295 Bennett Ln	Southold	\$620,000	Ranch	3	2	N	*1285808
310 Bailie Beach Rd	Mattituck	\$618,000	Split Ranch	5	2.5	N	2941751
63 Risa Ct	Flanders	\$595,000	Traditional	4	3.5	N	2941768
1246 Main Rd	Jamesport	\$579,000	Cottage	3	2	N	2942956
65 Palane South	Baiting Hollow	\$565,000	Exp Cape	5	2.5	N	2938683
909 Sound Shore Rd	Jamesport	\$549,900	2 Story	3	2.5	N	2939890
6 Sebastian Dr	Riverhead	\$549,500	Exp Ranch	3	3	N	2942198
810 Greenfields Ln	Southold	\$539,000	Ranch	3	2	N	2938747
10575 Old Sound Ave	Mattituck	\$529,000	Farmhouse	2	1	N	2939290

790 Peconic Bay Blvd	Jamesport	\$529,000	Cape	4	3	N	2941070
6015 Great Peconic Ba Blvd	Laurel	\$529,000	Ranch	3	1	N	2942065
140 Gregory Way	Baiting Hollow	\$500,000	Colonial	3	2.5	N	2940209
106 Nancy Ct	Riverhead	\$499,000	Colonial	4	2.5	N	2940370
467 Sound Shore Rd	Jamesport	\$499,000	Contemporary	4	2	N	2942566
56155 Route 48	Greenport	\$495,000	Bungalow	1	1	Y	2938389
36 Washington Ave	Greenport	\$459,000	Cape	4	1.5	N	2939578
15705 Main Rd	Mattituck	\$439,000	Farmhouse	4	2	N	2943214
622-624 Church Ln	Aquebogue	\$403,900	Colonial	4	1	N	2941231
N/C Old Orchard Rd	Baiting Hollow	\$399,900	Colonial	3	2.5	N	2941626
1175 Sandy Beach Rd	Greenport	\$399,000	Ranch	1	1	N	2940073
192 Ellen St	Riverhead	\$340,000	Hi Ranch	3	2	N	2941888
83 Williams Way	Baiting Hollow	\$339,900	Ranch	3	2	N	2940327
116 Mill	Riverhead	\$339,000	Cape	2	1.5	N	2940282
642 E Avenue Ext	Riverhead	\$309,999	Cape	3	1	N	2942863
1571 Osborne Ave	Riverhead	\$269,000	Ranch	3	1	N	2941272
1661-572 Old Country Rd	Riverhead	\$238,500	Ranch	2	2	N	2940860
1661 Old Country Rd	Riverhead	\$129,990	Ranch	2	2	N	2941584
1661-390 Old Country Rd	Riverhead	\$67,500	Ranch	2	1	N	2942182
525/177 Riverleigh Ave	Riverhead	\$36,000	Mobile Home	2	1	N	2939884
525/58 Riverleigh Ave	Riverhead	\$26,000	Mobile Home	2	1	N	2942024
56995 Main Road	Southold	\$1,299,000	Comm/Ind			N	2938816
33150 Route 25	Cutchogue	\$39,100	Comm/Ind			N	2942189
1008 N Bluffs Dr	Baiting Hollow	\$438,000	Condo	2	2	Y	2942916
402 Fox Hill Dr	Baiting Hollow	\$425,000	Condo	2	2	Y	2940307
133 Scenic Lake Dr	Riverhead	\$392,000	Condo	2	3	N	2941842
3502 Willow Pond Dr	Riverhead	\$349,900	Condo	2	2.5	N	2941412
602 Pebble Beach Path	Riverhead	\$340,000	Condo	2	2	Y	2941706
3206 Carnoustie Ct	Riverhead	\$339,000	Condo	2	2	Y	2940052
1905 Cedar Path	Riverhead	\$299,000	Condo	2	2	N	2938798
59 Strawberry Comns	Riverhead	\$272,500	Condo	2	1.5	Y	2942329
66 Sound Shore Rd	Northville	\$2,060,000	Land			Y	2939142
56-60 N Menantic Rd	Shelter Island	\$1,599,000	Land			N	2942695
307 Deep Hole Rd	Baiting Hollow	\$900,000	Land			N	2940547
4790 Blue Horizon Blfs	Peconic	\$795,000	Land			Y	2940221
50 Dinah Rock Rd	Shelter Island	\$789,000	Land			N	*1285937
1765 Skunk Ln	Cutchogue	\$550,000	Land			N	2942275
2800 Eugenes Rd	Cutchogue	\$299,000	Land			N	2942008
278 Washington Ave	Riverhead	\$289,000	Land			N	2942936
310 Royal Ave	Flanders	\$279,000	Land			Y	2940084
360 Flint St	Greenport	\$129,000	Land			N	2941186
209 Horton Ave	Riverhead	\$99,000	Land			N	2940010
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
9775 Nassau Point Rd	Cutchogue	\$4,650,000	Traditional	5	4.55	Y	2934123
105 Hill Rd	Southold	\$1,899,000	Cape	4	4	Y	2912814
3265 Park Ave	Mattituck	\$1,150,000	Cottage	3	1	Y	2916302
1315 Anchor Ln	Southold	\$799,000	Traditional	4	2	Y	2923654
2125 Hyatt Rd	Southold	\$765,000	Modern	3	1.5	N	2928746

3775 Pine Neck Rd	Southold	\$750,000		Colonial	4	2	Y	2933700
1115 Farmveu Rd	Mattituck	\$699,000		Traditional	5	4.5	N	2933134
480 Leslie Rd	Cutchogue	\$639,000		Ranch	4	2.5	N	2926180
5102 W Mill Rd	Mattituck	\$625,000		Hi Ranch	4	2	N	2932616
88 Leafy Way	Aquebogue	\$625,000		Colonial	4	2.5	N	2936459
800 Theresa Dr	Mattituck	\$617,000		Traditional	5	2.5	N	2936724
1305 Bay Haven Ln	Southold	\$599,000		Ranch	2	2	N	2927347
2650 Pine Neck Rd	Southold	\$579,000		Cape	3	1.5	N	2933404
179 Temple Ave	Flanders	\$575,000		Cape	3	2	Y	2933868
3020 The Long Way	East Marion	\$549,000		Raised Ranch	5	3	N	2922049
7325 Bridge Ln	Cutchogue	\$549,000		Exp Ranch	3	3	N	2925793
1100 Theresa Dr	Mattituck	\$519,000		Cape	3	3	N	2926765
222 West Ln	Aquebogue	\$500,000		Post Modern	3	2.5	N	2906864
632 Pleasure Dr	Flanders	\$495,000		Exp Ranch	3	2	N	2890821
Lot 17 Old Orchard Rd	Baiting Hollow	\$489,900		Post Modern	4	2.5	N	2941632
870 Village Ln	Mattituck	\$479,000		Ranch	3	2	N	2940311
555 Broadwaters Rd	Cutchogue	\$449,000		Ranch	3	1	N	2928244
165 Walnut Pl	Mattituck	\$439,000		2 Story	3	3	N	2926181
4295 Pequash Ave	Cutchogue	\$425,000		Cottage	2	1	N	2888977
246 Meeting House Cr Rd	Aquebogue	\$424,000		Ranch	3	2	N	2918238
Lot 6 Old Orchard Rd	Baiting Hollow	\$399,900		Colonial	3	2.5	N	2909872
Lot 21 Old Orchard Rd	Baiting Hollow	\$399,900		Colonial	3	2.5	N	2941628
21 7th St	Jamesport	\$380,000		Cape	3	1.5	N	2936700
922 Ostrander Ave	Riverhead	\$329,900		Ranch	4	3.5	N	2929098
13 Circle Dr	Jamesport	\$320,000		Ranch	2	1	N	2917574
670 Grove Rd	Southold	\$319,900		Ranch	3	1.5	N	2936853
560 Horton Ave	Mattituck	\$305,000		Cottage	3	1.5	N	2920675
9 Zion St	Aquebogue	\$269,000		Ranch	3	1	N	2917870
137 East St	Flanders	\$249,000		Ranch	2	2	N	2913978
532 Riverleigh Ave	Riverhead	\$149,900		Cottage	2	1	N	2936744
1661-457 Old Country Rd	Riverhead	\$128,000		Ranch	2	2	N	2900597
1661-126 Old Country Rd	Riverhead	\$89,000		Mobile Home	2	2	N	2925429
1661-38 Old Country Rd	Riverhead	\$60,000		Mobile Home	2	2	N	2940186
23 Whalers Path	Baiting Hollow	\$59,990		Cottage	2	1	N	2927950
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
A-20 Cottage Rd	Baiting Hollow	\$38,500		Cottage	2	1	N	2861267
8400 Main Rd	Mattituck	\$895,000		Comm/Ind			N	2875118
35315 Main Rd	Cutchogue	\$399,000		Comm/Ind			N	2817689
26285* Cr48 & Bridge Ln	Cutchogue	\$8,000,000		Land			Y	2753171
64092 County Rd 48	Greenport	\$180,000		Land			N	2881478
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
16 Lakeview Dr	Shelter Island	\$950,000	\$915,000	Traditional	3	3	N	*1253540
17 Huntington Ln	Flanders	\$929,000	\$887,500	Victorian	3	3	Y	2852890
912 Main St	Greenport	\$875,000	\$810,000	Antique/Hist	4	4	N	2885709
2720 King St	Orient	\$795,000	\$795,000	Cottage	2	2	N	2918741
4400 Vanston Rd	Cutchogue	\$795,000	\$760,000	Ranch	4	2	N	2929670
1430 Clearview Ave	Southold	\$765,000	\$735,000	Post Modern	3	3.5	N	2925498

865 New Suffolk Rd	Cutchogue	\$699,999	\$699,999	Farmhouse	3	2	N	2926388
750 Three Waters Ln	Orient	\$679,000	\$665,000	Ranch	3	2	N	2877042
3245 Mill Ln	Peconic	\$679,000	\$658,500	Ranch	4	2	N	2916552
155 W Shore Dr	Southold	\$675,000	\$630,000	Cottage	5	3	N	2860677
5558 Sound Ave	Jamesport	\$599,000	\$525,000	Farmhouse	5	2.5	N	2883931
17 Warner Ct	Baiting Hollow	\$585,000	\$575,000	Contemporary	4	2.5	N	2918547
331 6 Th St	Greenport	\$580,000	\$580,000	Bungalow	2	2	N	*1270858
1225 Gin Ln	Southold	\$549,999	\$547,999	Ranch	3	3	N	*1274588
485 Youngs Ave	Mattituck	\$499,000	\$499,000	Exp Ranch	3	2	N	2913660
770 Bray Ave	Laurel	\$439,900	\$425,000	Other	4	2	N	2921034
1935 Kenney's Rd	Southold	\$379,000	\$386,000	Cottage	2	1	N	2919423
109 Eight Bells Rd	Riverhead	\$369,000	\$307,500	Cottage	2	1	N	2913757
198 Deep Hole Rd	Baiting Hollow	\$369,000	\$369,000	Raised Ranch	4	3	N	2916641
510 Oak Ave	Flanders	\$359,900	\$350,000	Cape	4	2	N	2909892
291 Washington Ave	Jamesport	\$359,000	\$328,000	Ranch	2	1	N	2856946
511 Elton St	Riverhead	\$239,000	\$235,000	Ranch	2	1	N	2901712
1661-94A Old Country Rd	Riverhead	\$209,000	\$199,000	Ranch	2	2	N	2891773
343 Maple Ave	Riverhead	\$199,000	\$202,000	Colonial	3	1.5	N	2925372
45 Charles St	Riverhead	\$159,990	\$150,000	Ranch	3	1	N	2919488
46 Pine Ct	Riverhead	\$153,900	\$129,900	Ranch	1	2	N	2902410
92 Priscilla Ave	Riverhead	\$150,000	\$145,000	Ranch	2	1	N	2890144
1661-457 Old Country Rd	Riverhead	\$128,000	\$132,500	Ranch	2	2	N	2900597
23 Whalers Path	Baiting Hollow	\$59,990	\$57,500	Cottage	2	1	N	2927950
525/D18 Riverleigh Ave	Riverhead	\$44,999	\$41,000	Mobile Home	2	1.5	N	2930727
525/129 Riverleigh Ave	Riverhead	\$44,999	\$38,000	Mobile Home	2	2	N	2936659
525-128A Pond Dr	Riverhead	\$39,900	\$39,000	Mobile Home	2	2	N	2935863
A-20 Cottage Rd	Baiting Hollow	\$38,500	\$28,500	Cottage	2	1	N	2861267
17 A Johns Ln	Aquebogue	\$25,500	\$25,500	Mobile Home	2	1	N	2914544
35315 Main Rd	Cutchogue	\$399,000	\$375,000	Comm/Ind			N	2817689
1 Stirling Cv	Greenport	\$825,000	\$782,000	Condo	2	2	Y	2890153
413 Fox Hill Dr	Baiting Hollow	\$399,000	\$367,500	Condo	2	2	Y	2888702
305 Fox Hill Dr	Baiting Hollow	\$379,000	\$365,000	Condo	2	2	Y	2916714
3203 Bluffs Drive S	Baiting Hollow	\$359,000	\$347,000	Condo	2	2.5	N	2883154
3103 Amen Cor	Riverhead	\$340,000	\$340,000	Condo	2	2.5	N	2905185
304 Pebble Beach Path	Riverhead	\$335,000	\$330,000	Condo	2	2	N	2909753
2805 Bayberry Path	Riverhead	\$315,000	\$315,000	Homeowner Assoc	2	2.5	N	2932755
402 Willow Pond Dr	Riverhead	\$274,999	\$267,500	Condo	2	2	N	2914528
1000 Ninth St	Greenport	\$121,000	\$115,000	Co-Op	1	1	N	2924119
2667 Long Creek Dr	Southold	\$350,000	\$350,000	Land			Y	2814102
1880 Plum Island Ln	Orient	\$210,000	\$200,000	Land			N	2836398
245 Clearview Ave	Southold	\$175,000	\$163,000	Land			N	2238924

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10095 Main Rd, PO Box 1477, Mattituck Plaza, Mattituck, NY 11952

631-298-0300 office 631-298-0301 fax

dcardinale@danielgale.com