



Daniel  
Gale

Sotheby's  
INTERNATIONAL REALTY

*December 16<sup>th</sup> - 31st, 2016 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#
725 Terry Ln	Southold	\$2,630,000	Post Modern	6	4	Y	290243
1368 Northville Tpke	Riverhead	\$1,962,000	Traditional	3	2	N	290365
26 Country Club Dr	Shelter Island	\$1,749,000	Traditional	4	4.5	N	290277
3335 Laurel Trl	Laurel	\$1,085,000	Victorian	4	3.55	N	290263
1330 Sigsbee Rd	Mattituck	\$799,000	Cottage	3	3	N	290228
510 Pleasure Dr	Flanders	\$649,900	Colonial	4	3	N	290340
1420 Gabriella Ct	Mattituck	\$599,000	Colonial	4	2.5	N	290366
33 Ida Ln	Aquebogue	\$525,000	Colonial	5	4	N	290265
902 W Main Rd	Aquebogue	\$489,000	Farmhouse	3	1.5	N	290323
1596 Osborne Ave	Riverhead	\$449,800	Colonial	4	2.5	N	290268
185 Albo Dr	Laurel	\$399,500	Ranch	3	2	N	290334
212 5th Ave	Greenport	\$394,900	Colonial	5	2	N	290303
600 Howell Ct	Riverhead	\$239,000	Ranch	2	1	N	290247
1661-404 Old Country Rd	Riverhead	\$189,900	Ranch	2	2	N	290233
46 Pine Ct	Riverhead	\$171,000	Ranch	1	2	N	290243
525/131 Riverleigh Ave	Riverhead	\$69,000	Mobile Home	2	2	N	290369
57225 Route 25	Southold	\$2,250,000	Comm/Ind			N	290352
10095 Rt. 25	Mattituck	\$350,000	Comm/Ind			N	290250
38 Big Pond Ln	Jamesport	\$689,000	Condo	2	3.5	N	290379
604 Pebble Beach Path	Riverhead	\$343,000	Condo	2	2	N	290334
Sound Ave	Riverhead	\$1,200,000	Land			N	290209
1368 Northville Tpke	Riverhead	\$952,200	Land			N	290366
265 Burtis Pl	Peconic	\$189,000	Land			N	290334

**UNDER CONTRACT**

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1625 Indian Neck Ln	Peconic	\$1,699,900	Farmhouse	5	3.5	Y	286329
2 Stearns Point Rd	Shelter Island H	\$1,295,000	Traditional	4	4.5	N	*12671
1555 Fleetwood Rd	Cutchogue	\$1,295,000	2 Story	4	2	Y	283375
4 West Walk	Water Island	\$1,150,000	Other	3	3	N	289077
335 Hill Rd	Southold	\$925,000	Ranch	3	2	Y	289210
32800 Main Rd	Orient	\$895,000	Farmhouse	4	1.5	N	287892
3850 Camp Mineola Rd	Mattituck	\$849,000	Cape	4	2	N	289799
450 Clearview Rd	Southold	\$799,000	2 Story	2	1	Y	286533
1020 Vanston Rd	Cutchogue	\$660,000	Ranch	2	2	N	289112
3965 Rocky Point Rd	East Marion	\$599,000	Victorian	3	2.5	N	287443
9 Wigeon Ct	Riverhead	\$559,000	Victorian	3	2.5	N	287557
1120 Sigsbee Rd	Mattituck	\$559,000	2 Story	3	2.5	N	282697
2780 Delmar Dr	Laurel	\$499,000	Cape	5	2	N	288499

Lot 3 Kerry Ct	Baiting Hollow	\$489,000	Victorian	4	2.5	N	288174
405 Longview Ln	Southold	\$479,000	Ranch	3	2	N	289940
10650 Old Sound Ave	Mattituck	\$439,000	Colonial	3	2.5	N	284038
260 Mill Creek Dr	Southold	\$399,000	Ranch	2	1	N	288937
600 Cedar Dr	Southold	\$389,000	Exp Ranch	3	1	N	289223
374 Howell Ave	Riverhead	\$369,000	Ranch	5	2	N	285107
115 Walnut Pl	Mattituck	\$364,900	Colonial	3	3	N	289619
4250 Sound Ave	Mattituck	\$319,900	Colonial	4	1.5	N	287950
437 2nd St	Greenport	\$299,000	Antique/Hist	4	1.5	N	288294
145 Oliver St	Riverhead	\$295,000	Ranch	3	1	N	288016
734 Mill Rd	Riverhead	\$285,000	Ranch	3	1	N	289148
33 Van Houten St	Riverhead	\$249,999	Split	5	2	N	286093
108 Bell Ave	Flanders	\$245,000	Hi Ranch	3	1	N	290233
59 Sandy Hollow Ct	Riverhead	\$199,900	Ranch	3	1	N	289569
820 Front St	Greenport	\$589,000	Comm/Ind			N	289794
22260 Main Rd	Orient	\$499,000	Comm/Ind			N	288850
2555 Youngs Ave	Southold	\$349,000	Condo	2	2	N	289567
304 Fox Hill Dr	Baiting Hollow	\$339,000	Condo	2	2	Y	283813
28410 Main Rd	Orient	\$1,550,000	Land			N	288632
310 Narrow River Rd	Orient	\$950,000	Land			N	289894
665 Moose Trl	Cutchogue	\$215,000	Land			N	284883
431 2nd St	Greenport	\$195,000	Land			N	288292
245 Clearview Ave	Southold	\$175,000	Land			N	223892
1325 Smith Dr	Southold	\$165,000	Land			N	285306
132 Moet Dr	Riverhead	\$155,000	Land			N	285542
<b>CLOSED</b>							
<b>Address</b>	<b>Town</b>	<b>Listing Price</b>	<b>Sold Price</b>	<b>Style</b>	<b>Beds</b>	<b>Bath</b>	<b>WF</b>
1470 Evergreen Ln	Mattituck	\$2,250,000	\$1,940,000	Estate	5	4.5	N
505 Point Pleasant Rd	Mattituck	\$1,599,000	\$1,525,000	Estate	4	4.5	Y
2 Stearns Point Rd	Shelter Island H	\$1,295,000	\$1,230,000	Traditional	4	4.5	N
524 Tuthills Ln	Aquebogue	\$1,095,000	\$890,000	Ranch	4	3.5	N
49 Brander Pky	Shelter Island	\$799,000	\$775,000	Cottage	3	1.5	N
96 Pleasure Dr	Flanders	\$799,000	\$740,000	Farmhouse	3	4.5	N
138 Bay Ave	Greenport	\$795,000	\$820,099	Antique/Hist	4	3	N
935 Sound Shore Rd	Jamesport	\$769,000	\$712,500	Colonial	3	4.5	N
75 West Neck Road	Shelter Island H	\$699,000	\$625,000	Traditional	3	2	N
100 W Mill Rd	Mattituck	\$699,000	\$650,000	2 Story	2	2	Y
7675 Bay Ave	Cutchogue	\$689,000	\$665,000	Farm Ranch	3	3.5	N
423 Marcy Ave	Riverhead	\$659,000	\$600,000	2 Story	3	1.5	N
1305 3rd St	New Suffolk	\$559,000	\$525,000	Bungalow	2	1.5	N
64 4th St	S. Jamesport	\$549,000	\$545,000	Ranch	3	1.5	N
53315 Main Rd	Southold	\$545,000	\$530,000	Farmhouse	4	2	N
1245 Gillette Dr	East Marion	\$529,000	\$524,000	Ranch	3	2	N
2120 Brigantine Dr	Southold	\$465,000	\$400,000	Cottage	3	2.5	N
143 Tuthill Ln	Aquebogue	\$445,000	\$410,000	Ranch	3	2	N
183 Crystal Dr	Aquebogue	\$427,000	\$420,000	Ranch	3	2	N
71 Colonial Dr	Aquebogue	\$425,000	\$385,000	Traditional	3	2.5	N

3204 Bluffs Dr S	Baiting Hollow	\$419,000	\$419,000	Other	2	2	N	2
870 Bray Ave	Laurel	\$409,000	\$375,000	2 Story	4	2	N	2
300 Riley Ave	Baiting Hollow	\$395,000	\$390,000	Contemporary	3	2.5	N	2
115 Walnut Pl	Mattituck	\$364,900	\$330,000	Colonial	3	3	N	2
68000 Route 25	Southold	\$349,000	\$342,000	Ranch	3	1	N	2
128 Hallock St	Riverhead	\$326,000	\$320,000	2 Story	4	2.5	N	2
356-24 Oakleigh Ave	Baiting Hollow	\$321,300	\$332,500	2 Story	3	3	N	2
7 Joyce Dr	Riverhead	\$320,000	\$305,000	Ranch	3	2	N	2
1417 Main Rd	Jamesport	\$319,990	\$315,000	Ranch	3	1.5	N	2
22 Midland St	Riverhead	\$279,000	\$275,000	Cottage	2	1	N	2
108 Bell Ave	Flanders	\$245,000	\$190,000	Hi Ranch	3	1	N	2
59 Sandy Hollow Ct	Riverhead	\$199,900	\$195,000	Ranch	3	1	N	2
5 Robert St	Riverhead	\$189,900	\$189,900	Contemporary	3	2	N	2
1661-280 Old Country Rd	Riverhead	\$74,999	\$67,000	Mobile Home	2	2	N	2
1661-124 Old Country Rd	Riverhead	\$34,900	\$30,000	Mobile Home	2	1	N	2
423 Marcy Ave	Riverhead	\$659,000	\$600,000	Comm/Ind			N	2
2555 Youngs Ave	Southold	\$374,000	\$349,000	Condo	2	2	N	2
1565 Calebs Way	Greenport	\$345,000	\$335,000	Condo	2	2	N	2
905 Stephenson Rd	Orient	\$999,000	\$775,000	Land			Y	2
423 Marcy Ave	Riverhead	\$659,000	\$600,000	Land			N	2
180 Sunrise Way	Southold	\$265,000	\$250,000	Land			N	2
665 Moose Trl	Cutchogue	\$215,000	\$200,000	Land			N	2

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