



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

November 1st – 14th, 2016 Market Report
The “Real State” of the Real Estate Market

www.danielgale.com

NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
108 Ram Island Dr	Shelter Island	\$11,995,000	Nantucket	12	12.5	Y	*1269138
1769 Smith Rd	Peconic	\$2,995,000	Nantucket	4	3	Y	2895174
500 Pleasure Dr	Flanders	\$1,995,000	2 Story	5	3.5	Y	2894366
3370 Paradise Point Rd	Southold	\$1,795,000	Post Modern	5	3.5	N	2893757
4690 Blue Horizon	Peconic	\$1,600,000	Cape	3	3.5	Y	2895028
339 Peconic Bay Blvd	Aquebogue	\$1,600,000	Contemporary	4	3	Y	2895690
8985 Main Rd	East Marion	\$1,200,000	Antique/Hist	6	8	N	2893932
1655 Bay Shore Rd	Greenport	\$1,199,000	2 Story	2	2	Y	2896347
970 Salt Marsh Ln	Peconic	\$1,100,000	Cottage	1	1	Y	2894855
12710 Soundview Ave	Southold	\$899,000	Traditional	3	2.5	N	2894284
11 White Birch Rd	Shelter Island H	\$885,000	Cottage	3	2.5	N	*1269664
18 Glynn Dr	Shelter Island H	\$879,000	Cottage	3	2.5	N	*1269665
31 West Neck Rd	Shelter Island	\$875,000	Farm Ranch	6	7	N	*1269128
55 Plum Island Ln	Orient	\$789,000	2 Story	3	2.5	N	2894871
990 Bridge Ln	Cutchogue	\$779,000	Ranch	3	3	N	2893974
3950 Old North Rd	Southold	\$749,000	Ranch	5	4	N	2894350
2440 Harbor Ln	Cutchogue	\$665,000	Exp Ranch	5	3	N	2894984
475 Rambler Rd	Southold	\$625,000	2 Story	4	2.5	N	2894452
45 Center St	Jamesport	\$599,000	Colonial	4	2	N	2894080
50 Wabasso St	Southold	\$529,900	Cottage	2	0	N	2896203
7100 New Suffolk Ave	Mattituck	\$499,000	Contemporary	4	2	N	2895770
59 Washington Ave	Greenport	\$479,000	Cape	4	2	N	2895010
56755 Route 25	Southold	\$475,000	Farmhouse	4	2	N	2894952
20 Timothy Ln	Jamesport	\$469,000	Colonial	4	2.5	N	2896380
845 Wiggins St	Greenport	\$449,000	Cottage	3	2	N	2894099
25 Peacock Path	Aquebogue	\$445,000	Victorian	4	2.5	N	2896143
48 Marge Ln	Baiting Hollow	\$439,000	Contemporary	3	4	N	2895940
70 8th St	Greenport	\$389,900	Colonial	3	2	N	2896206
103 Tuthills Ln	Aquebogue	\$375,000	Ranch	3	2	N	2895767
115 Walnut Pl	Mattituck	\$364,900	Colonial	3	3	N	2896199
125 Hallock St	Riverhead	\$359,000	Colonial	3	1.5	N	2895787
3200 Main Rd	Greenport	\$349,900	Ranch	3	1.5	N	2895760
319 Oak Ave	Flanders	\$299,000	Ranch	3	1	N	2894100
84 Suffolk Ave	Riverhead	\$275,000	Ranch	3	1	N	2894035
1118 W Main St	Riverhead	\$269,900	Colonial	3	2	N	2896356
31 East Ave	Riverhead	\$215,000	Cottage	1	1	N	2895367
59 Sandy Hollow Ct	Riverhead	\$199,900	Ranch	3	1	N	2895695
1661-243 Old Country Rd	Riverhead	\$149,000	Other	2	2	N	2893982
8985 Main Rd	East Marion	\$1,200,000	Comm/Ind			N	2893931

341 Sweezy Ave	Riverhead	\$2,200	Comm/Ind			N	2894475	
2820 Shipyard Ln	East Marion	\$635,000	Condo	2	2	Y	2894966	
2555 Youngs Ave	Southold	\$349,000	Condo	2	2	N	2895678	
1035 Calebs Way	Greenport	\$338,500	Condo	2	2	N	2896239	
4730 Blue Horizon Blfs	Peconic	\$799,000	Land			Y	2896265	
47 Lake Dr	Shelter Island	\$469,000	Land			N	2893727	
1420 Trumans Path	East Marion	\$350,000	Land			Y	2893710	
1420 Trumans Path	East Marion	\$350,000	Land			Y	2893723	
10 Tennis Court Ln	Shelter Island	\$350,000	Land			N	2893796	
510 S Maple Ave	Flanders	\$179,000	Land			N	2895229	
UNDER CONTRACT								
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#	
1470 Evergreen Ln	Mattituck	\$2,250,000	Estate	5	4.5	N	2880184	
341 Peconic Bay Blvd	Aquebogue	\$1,500,000	Ranch	3	3	Y	2832712	
527 Peconic Bay Blvd	Aquebogue	\$1,399,000	Traditional	4	2	Y	2891831	
143 6th St	Greenport	\$1,250,000	Victorian	3	2	N	2884135	
350 Condor Ct	Laurel	\$825,000	Traditional	4	2.5	N	2894657	
21 Great Circle Dr	Shelter Island	\$799,000	Cottage	3	2	N	*1215987	
13 Locust Woods Dr	Shelter Island	\$796,200	Victorian	6	4.5	N	2854009	
68 Louise Ct	Riverhead	\$639,900	Traditional	4	2.5	N	2874283	
1 Robin Ln	Shelter Island	\$639,000	Cottage	4	2	N	2866753	
1120 Sigsbee Rd	Mattituck	\$579,000	2 Story	3	2.5	N	2826973	
1305 3rd St	New Suffolk	\$559,000	Bungalow	2	1.5	N	2874397	
64 4th St	S. Jamesport	\$549,000	Ranch	3	1.5	N	2885010	
53315 Main Rd	Southold	\$545,000	Farmhouse	4	2	N	2837397	
872 Union Ave	Aquebogue	\$499,990	Post Modern	4	3.5	N	2880127	
50 Indian Neck Ln	Peconic	\$449,000	Cape	3	2	N	2747048	
8 Sebastian Dr	Riverhead	\$449,000	Contemporary	3	2	N	2838346	
870 Bray Ave	Laurel	\$409,000	2 Story	4	2	N	2864430	
1417 Main Rd	Jamesport	\$319,990	Ranch	3	1.5	N	2804165	
16 Lincoln St	Riverhead	\$299,990	Colonial	3	2	N	2887616	
84 Glider	Flanders	\$283,000	Ranch	3	1	N	2853513	
240 Priscilla Ave	Flanders	\$166,400	Cape	4	2	N	2889419	
525/45 Riverleigh Ave	Riverhead	\$60,000	Mobile Home	2	2	N	2881994	
406 Osborn Ave	Riverhead	\$299,000	Comm/Ind			N	2852746	
West Main St	Riverhead	\$49,000	Comm/Ind			N	2851829	
24 Kensington Ct	Riverhead	\$495,000	Condo	2	3	N	2886407	
403 Fox Hill Dr	Baiting Hollow	\$479,900	Condo	2	2	Y	2886863	
2555 Youngs Ave	Southold	\$335,000	Condo	2	2	N	2839057	
905 Stephenson's Rd	Orient	\$999,000	Land			Y	2820245	
4145 Wells Road	Peconic	\$479,000	Land			Y	2873488	
406 Osborn Ave	Riverhead	\$299,000	N	2852741				
1670 Stars Rd	East Marion	\$199,000	Land			N	2838279	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
1615 Anchor Ln	Southold	\$1,895,000	\$1,750,000	Estate	5	3.5	Y	2812114
341 Peconic Bay Blvd	Aquebogue	\$1,500,000	\$1,300,000	Ranch	3	3	Y	2832712

1920 Minnehaha Blvd	Southold	\$1,499,000	\$1,275,000	Raised Ranch	4	4	Y	2752799
13565 Main Bayview Rd	Southold	\$1,495,000	\$1,425,000	Traditional	5	3.5	N	2825323
54 Country Club Dr	Shelter Island	\$1,325,000	\$1,250,000	Contemporary	4	4.5	N	*1244450
855 Knollwood Ln	Mattituck	\$1,295,000	\$1,225,000	Cottage	3	2.5	Y	2803569
985 White Eagle Dr	Laurel	\$1,125,000	\$995,000	Traditional	7	4.5	N	2829794
2 Cliff Way	Baiting Hollow	\$999,999	\$950,000	Contemporary	4	3	Y	2865225
800 N Lakeside North Dr	Southold	\$989,000	\$925,000	Post Modern	3	3	Y	2851828
126 Sterling Ave	Greenport	\$950,000	\$880,000	Traditional	3	2	N	2873112
345 Private #8 Rd	East Marion	\$885,000	\$770,000	Colonial	5	2.5	N	2847135
21 Great Circle Dr	Shelter Island	\$799,000	\$750,000	Cottage	3	2	N	*1215987
1295 Custer Ave	Southold	\$799,000	\$760,000	Barn	3	3.5	N	2812547
4670 Peconic Bay Blvd	Laurel	\$699,000	\$670,000	Ranch	4	2.5	N	2786386
2295 Cedar Dr	East Marion	\$684,900	\$655,000	Ranch	3	2.5	N	2793091
570 Crittens Ln	Southold	\$665,000	\$640,000	Cape	3	2	N	2850562
4105 Wickham Ave	Mattituck	\$650,000	\$635,000	Cottage	3	2	Y	2851685
780 Wunneweta Rd	Cutchogue	\$624,900	\$612,500	Colonial	4	2.5	N	2788063
10775 Main Rd	East Marion	\$599,000	\$585,000	Colonial	3	2.5	N	2862894
240 S Cedar Dr	East Marion	\$549,000	\$540,000	Colonial	4	2.5	N	2878515
1220 Youngs Ave	Southold	\$549,000	\$525,000	Farmhouse	4	2	N	2852176
64 Meeting House Cr Rd	Aquebogue	\$529,000	\$536,000	Cape	4	3	N	2744543
56 4th St	S. Jamesport	\$519,000	\$490,000	Cape	4	2	N	2848786
645 Old Shipyard Ln	Southold	\$518,000	\$490,000	Ranch	3	1	N	2866408
2450 Lighthouse Rd	Southold	\$499,000	\$482,000	Ranch	3	2	N	2875941
2710 Hyatt Rd	Southold	\$399,000	\$370,000	Cottage	3	2	N	2836984
8620 Main Rd	East Marion	\$399,000	\$380,000	Farmhouse	3	2	N	2854638
48 Aka 625 Wilmarth Ave	Greenport	\$389,000	\$375,000	Ranch	3	1	N	2872936
407 West Ln	Aquebogue	\$380,000	\$385,000	Colonial	4	3	N	2851640
156 Fox Run Ln	Aquebogue	\$369,000	\$365,000	Cape	4	2	N	2835893
14500 Main Rd	Mattituck	\$342,000	\$243,500	Farmhouse	3	2.5	N	2881513
1090 Ostrander Ave	Riverhead	\$330,000	\$335,000	Cape	4	2	N	2871664
855 W Main St	Riverhead	\$220,000	\$199,000	2 Story	4	2	Y	2841819
1661-313 Old Country Rd	Riverhead	\$195,000	\$192,500	Other	2	2	N	2865799
525/45 Riverleigh Ave	Riverhead	\$60,000	\$50,000	Mobile Home	2	2	N	2881994
1220 Youngs Ave	Southold	\$549,000	\$525,000	Comm/Ind			N	2824670
2820 Shipyard Ln	East Marion	\$840,000	\$810,000	Condo	2	2.5	Y	2838355
2555 Youngs Ave	Southold	\$382,500	\$382,000	Condo	2	2	N	2799862
65490 Main Rd	Greenport	\$375,000	\$355,000	Co-Op	2	0.5	Y	2855608
1825 Calebs Way	Greenport	\$349,000	\$349,000	Condo	2	2	N	2885957
613 Fox Hill Dr	Baiting Hollow	\$329,999	\$323,000	Condo	2	2	Y	2830537

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