



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

February 1st – 14th, 2017 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#
82 Sound Ave	Riverhead	\$7,500,000	Cottage	5	1.5	Y	2911024
55 Cox Neck Rd	Mattituck	\$2,400,000	Traditional	5	5.5	N	2910748
55 Cox Neck Rd	Mattituck	\$2,200,000	Traditional	5	5.5	N	2910739
105 Hill Rd	Southold	\$1,899,000	Cape	4	4	Y	2912814
2750 Minnehaha Blvd	Southold	\$1,550,000	Exp Ranch	4	3.5	Y	2911455
2750 Minnehaha Blvd	Southold	\$1,550,000	Exp Ranch	4	3.5	Y	2913815
8 Crescent Way	Shelter Island	\$1,449,000	Traditional	4	3.5	N	2910641
145 Fleetwood Rd	Cutchogue	\$1,275,000	2 Story	5	3.5	Y	2913322
1000 Oyster Ponds Ln	Orient	\$999,000	Antique/Hist	3	2.5	N	2912308
6900 Wickham Ave	Mattituck	\$799,000	Traditional	3	1.5	N	2911958
335 South Dr	Mattituck	\$795,000	Modern	3	2	Y	2912288
235 Fawn Ln	Cutchogue	\$679,000	Ranch	3	2	N	2911932
74 4th St	S. Jamesport	\$625,000	Ranch	3	2.5	N	2912507
515 E Gillette Dr	East Marion	\$588,000	Colonial	4	2.5	N	2912097
2325 Vanston Rd	Cutchogue	\$569,000	Ranch	2	2	N	2913625
1450 Hortons Ln	Southold	\$549,000	Antique/Hist	2	1.5	N	2911221
Tbb New Club Dr	Baiting Hollow	\$499,990	Colonial	4	2.5	N	2911530
485 Youngs Ave	Mattituck	\$499,000	Exp Ranch	3	2	N	2913660
1069 Ostrander Ave	Riverhead	\$469,000	Colonial	3	2.5	N	2912757
38890 Route 25	Peconic	\$439,000	Farmhouse	4	1.5	N	2911944
244 Church Ln	Riverhead	\$429,000	Ranch	3	2	N	2911773
109 Eight Bells Rd	Riverhead	\$369,000	Cottage	2	1	N	2913757
483 Elton St	Riverhead	\$335,000	Cape	4	2	N	2912423
22 Madison St	Riverhead	\$309,996	Ranch	3	2.5	N	2913556
11 Segal Ave	Riverhead	\$295,000	Ranch	3	2	N	2911762
1661-517 Old Country Rd	Riverhead	\$289,000	Other	2	2	N	2913813
1661-319 Old Country Rd	Riverhead	\$139,000	Other	2	2	N	2912591
29 Hillcrest Dr	Baiting Hollow	\$62,000	Cottage	3	1	N	2911167
525/44 Riverleigh Ave	Riverhead	\$26,000	Mobile Home	2	1	N	2912163
139 Railroad Ave	Riverhead	\$900,000	Comm/Ind			N	2912244
693 Flanders Rd	Flanders	\$695,000	Comm/Ind			N	2911263
53345 Main Road	Southold	\$5,500	Comm/Ind			N	2910719
53345 Main Road	Southold	\$3,800	Comm/Ind			N	2910716
53345 Main Road	Southold	\$3,000	Comm/Ind			N	2910714
202 Fox Hill Dr	Baiting Hollow	\$429,999	Condo	2	2	N	2911526
4009 The Fairway	Baiting Hollow	\$429,000	Condo	3	2.5	N	2913296
606 Willow Pond Dr	Riverhead	\$329,000	Condo	2	2	N	2913187
82 Sound Ave	Riverhead	\$7,500,000	Land			Y	2910955

Stoney Beach Rd	East Marion	\$1,995,000	Land			Y	2913117	
43155 County Road 48	Southold	\$839,000	Land			N	2911682	
August Ln	Greenport	\$629,000	Land			N	2913342	
68 Seacove Ln	Jamesport	\$249,000	Land			N	2910875	
Hubbard Ave	Aquebogue	\$249,000	Land			N	2913662	
246 Main	Riverhead	\$199,999	Land			N	2910774	
44 Booker Dr	Riverhead	\$90,000	Land			N	2911279	
209 Horton Ave	Riverhead	\$75,000	Land			N	2913431	
UNDER CONTRACT								
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#	
121 S Ferry Rd	Shelter Island	\$4,950,000	Other	4	3.55	Y	*1218070	
1769 Smith Rd	Peconic	\$2,995,000	Nantucket	4	3	Y	2895174	
800 Strohson Rd	Cutchogue	\$1,695,000	Nantucket	4	3.5	Y	2900552	
4690 Blue Horizon	Peconic	\$1,600,000	Cape	3	3.5	Y	2895028	
20 Sunshine Rd	Shelter Island	\$1,590,000	Traditional	4	3.5	N	2857107	
107 S Midway Rd	Shelter Island	\$1,295,000	Ranch	4	3	N	*1193709	
8265 Soundview Ave	Southold	\$1,050,000	Post Modern	4	4	Y	2891338	
27 Brander Pkwy	Shelter Island	\$995,000	Modern	4	2	N	*1265007	
860 Old North Rd	Southold	\$899,000	Farmhouse	3	2.5	N	2860601	
8 Tower Hill Rd	Shelter Island	\$839,900	Victorian	5	3.5	N	*1141123	
671 Summit Dr	Mattituck	\$799,000	2 Story	3	2.5	N	2888820	
5825 Westphalia Rd	Mattituck	\$629,000	Traditional	5	3.5	N	2850691	
45 Center St	Jamesport	\$599,000	Modern	4	2	N	2894080	
3 Crab Creek Rd	Shelter Island	\$595,000	Contemporary	2	2	N	*1263589	
70 Mockingbird Ln	Southold	\$499,999	Colonial	4	3	N	2907410	
212 5th Ave	Greenport	\$394,900	Colonial	5	2	N	2903010	
143 Albany Ave	Flanders	\$349,000	Ranch	3	1	N	2892669	
196 S Jamesport Ave	S. Jamesport	\$325,000	Barn	3	2	N	2906377	
73 Goodridge Ave	Riverhead	\$249,000	Ranch	3	1	N	2897509	
126 Royal Ave	Flanders	\$190,000	Ranch	3	2	N	2900204	
1661-404 Old Country Rd	Riverhead	\$189,900	Ranch	2	2	N	2902328	
138 Duryea St	Riverhead	\$182,000	Ranch	3	2	N	2906436	
46 Pine Ct	Riverhead	\$153,900	Ranch	1	2	N	2902410	
1661-211 Old Country Rd	Riverhead	\$50,000	Other	2	1	N	2905578	
57 Goose Neck Ln	Riverhead	\$439,000	Condo	3	3	N	2878527	
3208 Bluffs S Dr	Baiting Hollow	\$389,000	Condo	2	2	N	2892503	
1035 Calebs Way	Greenport	\$330,000	Condo	2	2	N	2896239	
2555 Youngs Ave	Southold	\$284,000	Condo	2	2	N	2904831	
110 Fox Hill Dr	Baiting Hollow	\$258,888	Condo	2	2	N	2831853	
No # Mt Beulah Ave	Southold	\$275,000	Land			N	2901400	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
5250 Vanston Rd	Cutchogue	\$9,200,000	\$8,900,000	2 Story	8	5.55	Y	2755337
65 Soundview Ave	Mattituck	\$2,000,000	\$1,975,000	Ranch	4	3	Y	*1271767
1555 Fleetwood Rd	Cutchogue	\$1,295,000	\$1,070,000	2 Story	4	2	Y	2833756
624 1st St	Greenport	\$1,288,000	\$950,000	Antique/Hist	4	1.555	N	2795031
2140 Deep Hole Dr	Mattituck	\$1,079,000	\$1,085,000	Post Modern	3	2.55	Y	2891117

335 Hill Rd	Southold	\$925,000	\$840,000	Ranch	3	2	Y	2892104
32800 Main Rd	Orient	\$895,000	\$875,000	Farmhouse	4	1.5	N	2878927
8 Tower Hill Rd	Shelter Island	\$839,900	\$720,000	Victorian	5	3.5	N	*1141123
450 Clearview Rd	Southold	\$799,000	\$755,000	2 Story	2	1	Y	2865371
529 1 St	Greenport	\$729,000	\$675,000	Antique/Hist	3	1.5	N	2819611
1020 Vanston Rd	Cutchogue	\$660,000	\$650,000	Ranch	2	2	N	2891123
1120 Sigsbee Rd	Mattituck	\$559,000	\$545,000	2 Story	3	2.5	N	2826973
230 Eastwood Dr	Cutchogue	\$525,000	\$482,500	Ranch	3	2	N	2871246
1110 Brigantine Dr	Southold	\$495,000	\$490,000	Ranch	3	1	N	2892826
59 Washington Ave	Greenport	\$479,000	\$495,000	Cape	4	2	N	2895010
260 Mill Creek Dr	Southold	\$399,000	\$385,000	Ranch	2	1	N	2889377
169 Trout Brook Ln	Aquebogue	\$385,000	\$375,000	Ranch	3	2.5	N	2853466
22 Kimberly Ct	Baiting Hollow	\$374,500	\$365,000	Ranch	3	2	N	2890539
91 Karlin Dr	Baiting Hollow	\$370,000	\$352,000	Ranch	3	2	N	2836940
152A Merritts Pond Rd	Riverhead	\$349,000	\$325,000	Raised Ranch	3	2.5	N	2881189
60 Gagens Landing Rd	Southold	\$345,000	\$315,000	Ranch	3	2	N	2799734
626 3rd St	Greenport	\$339,000	\$290,000	Traditional	3	1.5	N	2880326
437 2nd St	Greenport	\$299,000	\$280,000	Antique/Hist	4	1.5	N	2882940
145 Oliver St	Riverhead	\$295,000	\$270,000	Ranch	3	1	N	2880162
44 Fanning Rd	Flanders	\$269,996	\$268,000	Ranch	3	1.5	N	2875601
1661-211 Old Country Rd	Riverhead	\$50,000	\$41,000	Other	2	1	N	2905578
624 1st St	Greenport	\$1,288,000	\$950,000	Comm/Ind			N	2795656
304 Fox Hill Dr	Baiting Hollow	\$339,000	\$323,500	Condo	2	2	Y	2838113
975 Westview Dr	Mattituck	\$349,000	\$320,000	Land			Y	2822738
431 2nd St	Greenport	\$195,000	\$190,000	Land			N	2882925
132 Moet Dr	Riverhead	\$155,000	\$145,000	Land			N	2855428
76 Longneck Blvd	Flanders	\$85,000	\$80,000	Land			N	2877031

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