



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

*July 1st – July 15th, 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# |
|----------------------|----------------|---------------|--------------|------|------|----|----------|
| 1400 Sound Dr | Greenport | \$2,695,000 | Other | 5 | 3.55 | Y | 2866112 |
| 350 Macdonald Rd | Laurel | \$1,550,000 | 2 Story | 4 | 2.5 | Y | 2866494 |
| 755 Luptons Point Rd | Mattituck | \$1,500,000 | Traditional | 3 | 3.5 | Y | 2868937 |
| 2308 & 10 Sound Ave | Baiting Hollow | \$1,495,000 | Traditional | 5 | 3.5 | Y | 2868397 |
| 9 Wheeler Rd | Shelter Island | \$1,299,000 | Contemporary | 5 | 3.5 | Y | 2867839 |
| 1105 Greenway West | Orient | \$1,175,000 | Nantucket | 4 | 3.5 | N | 2868174 |
| 1435 Kayleighs Ct | East Marion | \$1,088,000 | Post Modern | 5 | 3 | N | 2865580 |
| 17 Dinah Rock Rd | Shelter Island | \$1,050,000 | Post Modern | 3 | 3 | N | *1259634 |
| 1475 Meday Ave | Mattituck | \$899,000 | Cottage | 3 | 2.5 | Y | 2866240 |
| 56525 Route 48 | Greenport | \$885,000 | Cape | 3 | 2 | Y | 2865946 |
| 20 Terry Dr | Shelter Island | \$875,000 | Contemporary | 4 | 2.5 | N | 2866736 |
| 139 5th St | Greenport | \$849,000 | Cape | 3 | 1.5 | N | 2867528 |
| 2080 Deep Hole Dr | Mattituck | \$829,000 | Cape | 3 | 2 | Y | 2866333 |
| 500 The Esplanade | Southold | \$825,000 | Traditional | 4 | 2.5 | N | 2865783 |
| 143 North Ferry Rd | Shelter Island | \$795,000 | Farmhouse | 4 | 2 | N | *1259645 |
| 11 Willow St | Aquebogue | \$779,000 | Cape | 3 | 2.5 | N | 2867974 |
| 500 Stanley Rd | Mattituck | \$750,000 | 2 Story | 4 | 3 | N | 2865980 |
| 114 June Ave | Flanders | \$749,000 | Colonial | 4 | 2.5 | Y | 2866170 |
| 51 Tuts Ln | S. Jamesport | \$725,000 | 2 Story | 4 | 2 | N | 2866002 |
| 425 Stars Rd | East Marion | \$675,000 | 2 Story | 4 | 3 | N | 2865856 |
| 1 Robin Ln | Shelter Island | \$675,000 | Cottage | 4 | 2 | N | 2866753 |
| 49700 County Road 48 | Southold | \$665,000 | Farmhouse | 4 | 2.5 | N | 2867526 |
| 475 Rambler Rd | Southold | \$649,000 | 2 Story | 4 | 2.5 | N | 2867598 |
| 90 Bridle Ct | Cutchogue | \$649,000 | Cape | 4 | 3.5 | N | 2867650 |
| 1835 Park Ave | Mattituck | \$599,000 | Cape | 3 | 1.5 | N | 2866070 |
| 645 Old Shipyard Ln | Southold | \$578,000 | Ranch | 3 | 1 | N | 2866408 |
| 1825 Deep Hole Dr | Mattituck | \$529,000 | Exp Ranch | 3 | 1.5 | N | 2866538 |
| 6 W Thomas St | Shelter Island | \$500,000 | Bungalow | 2 | 2 | N | 2869137 |
| 47 Grant Dr | Aquebogue | \$469,000 | 2 Story | 3 | 2.5 | N | 2866428 |
| 65 Freeman Rd | Mattituck | \$449,000 | Contemporary | 3 | 1.5 | Y | 2865848 |
| 44 Tyler Dr | Riverhead | \$449,000 | Post Modern | 3 | 2 | N | 2866618 |
| 986 Peconic Bay Blvd | Jamesport | \$429,000 | Farm Ranch | 3 | 2 | N | 2868224 |
| 2485 Yennecott Dr | Southold | \$425,000 | Ranch | 3 | 2 | N | 2866879 |
| 71 Colonial Dr | Aquebogue | \$425,000 | Traditional | 3 | 2.5 | N | 2867197 |
| 92 Trout Brook Ln | Aquebogue | \$424,000 | Contemporary | 3 | 2 | N | 2869202 |
| 750 Liberty Ln | Southold | \$419,900 | Ranch | 3 | 1 | N | 2866600 |
| 132 Church Ln | Aquebogue | \$409,000 | Ranch | 3 | 1.5 | N | 2865928 |

| 130 High Meadow Ln | Jamesport | \$399,900 | Ranch | 3 | 2 | N | 2868777 |
|-------------------------|----------------|---------------|--------------|------|------|----|----------|
| 159 Tuthills Ln | Aquebogue | \$385,000 | Split Ranch | 4 | 2 | N | 2868400 |
| 59 Further Ln | Riverhead | \$350,000 | Ranch | 3 | 1 | N | 2869045 |
| 158 Northern Pky | Riverhead | \$299,000 | Cape | 3 | 1 | N | 2868754 |
| 32 Birch Ave | Flanders | \$275,000 | Cape | 3 | 1 | N | 2865673 |
| 193 Riverside Ave | Flanders | \$275,000 | Contemporary | 4 | 2 | N | 2869371 |
| 67 Reeves Bay Trl | Flanders | \$264,900 | Cottage | 1 | 1 | Y | 2866028 |
| 13 Church Ln | Riverhead | \$259,900 | Cape | 2 | 1 | N | 2866525 |
| 1661-572 Old Country Rd | Riverhead | \$239,900 | Other | 2 | 2 | N | 2866231 |
| 126 Royal Ave | Flanders | \$219,900 | Ranch | 3 | 1 | N | 2867073 |
| 35 West Ln | Flanders | \$199,900 | Ranch | 2 | 1 | N | 2865984 |
| 1661-313 Old Country Rd | Riverhead | \$195,000 | Other | 2 | 2 | N | 2865799 |
| 1661-463 Old Country Rd | Riverhead | \$142,000 | Ranch | 2 | 2 | N | 2866274 |
| 324 Church Ln | Aquebogue | \$1,700,000 | Comm/Ind | | | N | 2868932 |
| 9095 Sound Ave | Mattituck | \$1,495,000 | Comm/Ind | | | N | 2866905 |
| 693 Flanders Rd | Flanders | \$695,000 | Comm/Ind | | | N | 2865587 |
| 123 Maple Ave | Riverhead | \$389,000 | Comm/Ind | | | Y | 2867186 |
| 9705 Main Rd | Mattituck | \$38,000 | Comm/Ind | | | N | 2868787 |
| Bluffs S Dr | Baiting Hollow | \$409,000 | Condo | 2 | 2 | N | 2867567 |
| 1704 Bluffs Dr | Baiting Hollow | \$339,996 | Condo | 2 | 2.5 | N | 2867363 |
| 164 Scenic Lake Dr | Riverhead | \$335,000 | Condo | 2 | 2 | N | 2867395 |
| 67 Front St | S. Jamesport | \$320,320 | Co-Op | 1 | 1 | Y | 2867427 |
| 67 Front St | S. Jamesport | \$309,120 | Co-Op | 1 | 1 | Y | 2867109 |
| 67 Front St | S. Jamesport | \$252,560 | Co-Op | 0 | 1 | N | 2865904 |
| 67 Front St | S. Jamesport | \$252,560 | Co-Op | 1 | 1 | Y | 2866124 |
| 207 Bayberry Path | Riverhead | \$249,000 | Condo | 2 | 2 | N | 2867306 |
| 67 Front St | S. Jamesport | \$165,760 | Co-Op | 0 | 1 | Y | 2866397 |
| 6 Lords Ln | Shelter Island | \$1,580,000 | Land | | | Y | *1259644 |
| 7305 Wickham Ave | Mattituck | \$930,000 | Land | | | N | 2867003 |
| Hubbard Ave | Aquebogue | \$269,000 | Land | | | N | 2869058 |
| 2790 The Long Way | East Marion | \$239,000 | Land | | | N | 2868268 |
| 775 Kenneys Rd | Southold | \$199,000 | Land | | | N | 2867827 |
| 11 Willow St | Aquebogue | \$179,000 | Land | | | N | 2867987 |
| 164 Phillips Ave | Riverhead | \$99,990 | Land | | | N | 2865651 |
| UNDER CONTRACT | | | | | | | |
| Address | Town | Listing Price | Style | Beds | Bath | WF | ML# |
| 10 Cove Way | Shelter Island | \$1,600,000 | Cape | 4 | 3 | Y | 2809792 |
| 20275 Soundview Ave | Southold | \$1,395,000 | Cottage | 3 | 2 | Y | 2848704 |
| 1660 Indian Neck Ln | Peconic | \$1,250,000 | Cape | 6 | 5.5 | N | 2848516 |
| 5503 Main Bayview Rd | Southold | \$1,085,000 | Cape | 3 | 2 | Y | 2849134 |
| 7615 Hortons Ln | Southold | \$997,000 | Other | 4 | 3 | Y | 2796176 |
| 1795 Laurel Trl | Laurel | \$899,000 | Post Modern | 4 | 3 | N | 2803762 |
| 2295 Cedar Dr | East Marion | \$684,900 | Ranch | 3 | 2.5 | N | 2793091 |
| 3665 Park View Ln | Orient | \$679,000 | Ranch | 3 | 2 | N | 2861374 |
| 2705 W Creek Ave | Cutchogue | \$649,000 | Ranch | 3 | 2 | N | 2854684 |
| 3450 Peconic Bay Blvd | Laurel | \$610,000 | 2 Story | 4 | 2.5 | N | 2845367 |
| 95 Highwood Rd | Southold | \$599,000 | Cape | 3 | 2 | N | 2856563 |

| 905 Parkview Ln | Orient | \$545,000 | Other | 2 | 2 | N | 2792638 | |
|-------------------------|----------------|---------------|--------------|--------------|------|------|---------|----------|
| 350 Marine Pl | Greenport | \$499,000 | Cape | 3 | 2.5 | N | 2832088 | |
| 2500 Paradise Point Rd | Southold | \$479,000 | Cottage | 2 | 1 | N | 2776553 | |
| 2225 Kenneys Road Rd | Southold | \$469,000 | Ranch | 3 | 2 | N | 2842870 | |
| 1065 Marlene Ln | Mattituck | \$459,000 | Exp Ranch | 3 | 1 | N | 2854553 | |
| 270 Illinois Ave | Mattituck | \$439,900 | Other | 3 | 2 | N | 2812300 | |
| 595 Fiddler Ln | Greenport | \$439,000 | Cape | 3 | 2 | N | 2809958 | |
| 151 Donna Dr | Baiting Hollow | \$439,000 | Victorian | 3 | 2.5 | N | 2838639 | |
| 600 Main Rd | Laurel | \$424,000 | Antique/Hist | 3 | 2 | N | 2842960 | |
| 300 Riley Ave | Baiting Hollow | \$399,000 | Contemporary | 3 | 3.5 | N | 2754649 | |
| 531 Brookhaven Ave | Flanders | \$325,000 | Ranch | 3 | 2.5 | N | 2858199 | |
| 626 Northville Tpke | Riverhead | \$259,000 | Farmhouse | 2 | 1.5 | N | 2848662 | |
| 314 Raynor Ave | Riverhead | \$239,000 | Colonial | 2 | 1 | N | 2824527 | |
| 410 Ostrander Ave | Riverhead | \$235,000 | 2 Story | 4 | 1.5 | N | 2854013 | |
| 18 Kimberly Ct | Baiting Hollow | \$209,000 | Victorian | 5 | 2.5 | N | 2730964 | |
| 514 Saint Johns Pl | Riverhead | \$154,900 | Colonial | 3 | 2 | N | 2863758 | |
| 1661-148 Old Country Rd | Riverhead | \$139,000 | Other | 2 | 2 | N | 2854794 | |
| 37-67 Hubbard Ave | Riverhead | \$24,900 | Mobile Home | 2 | 1 | N | 2861097 | |
| 3 Calebs Way | Greenport | \$359,000 | Condo | 2 | 2 | N | 2806375 | |
| 6 Westmoreland Dr | Shelter Island | \$2,220,000 | Land | | | Y | 2783310 | |
| 1260 Nakomis | Southold | \$169,000 | Land | | | N | 2849583 | |
| CLOSED | | | | | | | | |
| Address | Town | Listing Price | Sold Price | Style | Beds | Bath | WF | ML# |
| 25 Lake Dr | Shelter Island | \$1,250,000 | \$1,250,000 | Farmhouse | 4 | 2.5 | N | *1225423 |
| 330 Village | Orient | \$995,000 | \$885,000 | Colonial | 2 | 1.55 | N | 2807647 |
| 190 Eastwood Dr | Cutchogue | \$749,500 | \$725,000 | Ranch | 3 | 3 | N | 2856090 |
| 2105 Country Club Dr | Cutchogue | \$659,000 | \$648,000 | Farm Ranch | 3 | 3.5 | N | 2838525 |
| 1680 Henrys Ln | Peconic | \$549,000 | \$525,000 | Ranch | 3 | 2 | N | 2824954 |
| 585 Donna Dr | Mattituck | \$527,750 | \$520,000 | Post Modern | 5 | 4 | N | 2772253 |
| 1645 Brigantine Dr | Southold | \$479,000 | \$450,000 | Ranch | 3 | 2 | N | 2838609 |
| 145 Founders Path | Southold | \$476,000 | \$471,000 | Bungalow | 3 | 1 | N | 2854550 |
| 39 Palane South | Baiting Hollow | \$425,000 | \$410,000 | Victorian | 3 | 2.5 | N | 2820196 |
| 189 Herricks Ln | Jamesport | \$415,000 | \$400,000 | Ranch | 3 | 2 | N | 2833390 |
| 1090 Cedarfields Dr | Greenport | \$399,900 | \$416,000 | Colonial | 4 | 2 | N | *1247078 |
| 2600 Peconic Ln | Peconic | \$399,000 | \$305,000 | Antique/Hist | 4 | 2 | N | 2786084 |
| 1525 Albo Dr | Laurel | \$399,000 | \$390,000 | Ranch | 4 | 2 | N | 2835684 |
| 50 Park Rd | Riverhead | \$395,000 | \$350,000 | Ranch | 3 | 2.5 | N | 2799665 |
| 720 Henry's Ln | Peconic | \$369,000 | \$362,000 | Ranch | 3 | 2 | N | 2821205 |
| 432 Sweezy Ave | Riverhead | \$359,990 | \$340,000 | Cape | 5 | 4 | N | 2807796 |
| 65 Pegs Ln | Riverhead | \$357,000 | \$348,000 | 2 Story | 2 | 3 | N | 2825248 |
| 435 Middle Rd | Riverhead | \$259,000 | \$259,000 | Cape | 2 | 2 | N | 2834735 |
| 213 Union Ave | Riverhead | \$199,900 | \$170,000 | 2 Story | 3 | 1.5 | N | 2819584 |
| 519 Sweezy Ave | Riverhead | \$195,000 | \$170,000 | Cape | 2 | 2 | N | 2843575 |
| 1035 Parkway St | Riverhead | \$165,000 | \$127,000 | Ranch | 2 | 1 | N | 2817359 |
| 37-67 Hubbard Ave | Riverhead | \$24,900 | \$23,000 | Mobile Home | 2 | 1 | N | 2861097 |
| 42 Big Pond Ln | Jamesport | \$599,999 | \$599,999 | Condo | 2 | 3.5 | Y | 2755638 |
| 169 Adele Ct | Riverhead | \$399,000 | \$370,000 | Condo | 2 | 3 | N | 2834158 |

| | | | | | | | | |
|---------------------------|-----------|-----------|-----------|-------|---|---|---|---------|
| 193 Scenic Lake Dr | Riverhead | \$374,900 | \$373,000 | Condo | 2 | 2 | N | 2808776 |
| 30 Summerfield Ln | Aquebogue | \$344,000 | \$327,000 | Condo | 2 | 2 | N | 2817551 |
| 1625 Naugles Dr | Mattituck | \$849,000 | \$595,000 | Land | | | Y | 2755942 |
| 190 Fiddler Ln | Greenport | \$159,000 | \$127,500 | Land | | | N | 2759580 |
| 1009 Reeves Ave | Riverhead | \$149,000 | \$149,900 | Land | | | N | 2707966 |
| Willow St | Aquebogue | \$120,000 | \$92,500 | Land | | | N | 2731592 |

Learn more about Me: <http://www.cardinalerealty.net/index.cfm?pageid=9>

Read Testimonials from past customers and clients:

<http://www.cardinalerealty.net/index.cfm?pageid=8&itemid=1>

Sample of the properties I represent:

<http://www.cardinalerealty.net/index.cfm?pageid=4>



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

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

dcardinale@danielgale.com