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*The "Real State" of the Real Estate Market... Activity Report*  
May 29, 2014 – June 12, 2014

<i>New to Market</i>	<i>Residential</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Bath</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
8C Pheasant Ln	Shelter Isl	\$3,280,000	Medit	4	4	2677967	Sound	Y
3 West St	Jamesport	\$2,995,000	Estate	4	4	2676638	Bay	Y
16 Spring Garden Ave	Shelter Isl H	\$2,200,000	Victorian	7	4	*1196152	Harbor	Y
3370 Paradise Point Rd	Southold	\$2,150,000	Tradition	4	4	2679809		N
1170 Willow Terrace Ln	Orient	\$1,850,000	Exp Ranch	2	2	2680443	Bay	Y
1675 Pine Neck Rd	Southold	\$1,699,000	Pst Mod	4	4	2676342	Creek	Y
440 Sound Shore	Riverhead	\$1,495,000	Tradition	4	4	2677959	Sound	Y
21 Beach St	Greenport	\$1,479,000	Bungalow	4	2	*1195737	Bay	Y
790 Indian Neck Ln	Peconic	\$1,355,000	Tradition	4	3	2680680		N
87 Front St	S. Jamesport	\$1,350,000	2 Story	5	5	2679805	Bay	Y
330 Knoll Cir	E.Marion	\$1,325,000	Cape	4	5	2679539	Inlet	Y
29A Osprey Rd	Shelter Isl	\$1,200,000	Farmhse	5	3	2680885		N
2072 Village Ln	Orient	\$1,195,000	Cottage	5	5	2677806	Bay	Y
1795 Laurel Trl	Laurel	\$1,195,000	Tradition	4	3	2679314		N
2040 Calves Neck Rd	Southold	\$1,195,000	Tradition	4	3	2677384		Y
1655 Inlet Pond Rd	Greenport	\$1,150,000	Pst Mod	5	5	2679874		N
360 Bayview Dr	E.Marion	\$1,100,000	R.Ranch	3	3	2677430		Y
4002 Old North Rd	Southold	\$950,000	contemp	3	4	2678771		N
675 Water Ter	Southold	\$885,000	Tradition	4	4	2678039		N
292 Waterview Dr	Southold	\$875,000	contemp	4	3	2676865		N
1000 Village Ln	Orient	\$850,000	Store/Dwll	1	2	*1195543		N
3650 Eugenes Rd	Cutchogue	\$849,000	Farmhse	5	4	2676936		N
17 Silver Beech Ln	Baitg Hollw	\$849,000	Tradition	5	4	2679072		Y
58 Linda Ln	Riverhead	\$845,000	contemp	6	5	2680491	Sound	Y
27 Sunnyside Ave	Shelter Isl H	\$825,000	contemp	4	4	2677634		N
3539 Cox Neck Rd	Mattituck	\$799,000	Ant/Hist	6	3	2679427	Pond	N
55 Harbor View Ave	Mattituck	\$799,000	contemp	4	2	2676338	Inlet	Y
455 Macdonald Rd	Laurel	\$799,000	Ranch	3	2	2678092	Bay	Y
101 Hidden Pheasant Pth	Wadg Riv	\$799,000	Victorian	4	4	2679693		N
711 Herricks Ln	Jamesport	\$789,000	Farmhse	4	3	2678360		N
9390 North Bayview Rd	Southold	\$779,000	Exp Cape	3	3	2676632	Pond	N
210 Shore Ln	Peconic	\$769,000	Exp Cape	4	3	2678093	Creek	Y
426 Kaplan Ave	Greenport	\$749,000	Ant/Hist	3	3	2676239		N
10585 Main Bayview Rd	Southold	\$749,000	Colonial	5	3	2679549		N
139 Reeves Ave	Riverhead	\$749,000	Colonial	4	3	2676991		N
650 Oak Ave	Southold	\$749,000	Ranch	4	2	2679268	Creek	Y
2530 Laurel Ave	Southold	\$749,000	Tradition	5	4	2677855		N
2325 Clearview Ave	Southold	\$728,500	Exp Cape	4	3	2680847	Creek	Y
345 Wiggins St	Greenport	\$699,000	Duplex	6	4	2677825		N
300 Marion Pl	E.Marion	\$689,500	Ranch	3	2	2678610		N
400 Beebe Dr	Cutchogue	\$679,000	Cottage	2	1	2677071	Canal	Y
485 Carrington Rd	Cutchogue	\$675,000	Colonial	4	3	*1195264		N

3180 Sound Ave	Riverhead	\$650,000	Cape	3	2	2676642		Y
680 Oakwood Ct	Southold	\$649,000	Pst Mod	3	3	2676964	Inlet	Y
125 Broadwaters Rd	Cutchogue	\$649,000	Ranch	3	2	2677383	Bay	N
3555 Duck Pond Rd	Cutchogue	\$645,000	Pst Mod	4	3	2676732	Sound	Y
70 Wiggins Ln	Greenport	\$630,000	Cape	2	2	2676269	Canal	Y
240 Woodland Dr	Wadg Riv	\$625,000	Cape	5	4	2680185		N
1565 Brigantine Dr	Southold	\$600,000	Frm Ranch	3	3	2679245	Bay	N
19 Silver Beech Ln	Baitg Hollw	\$599,990	Contemp	4	4	2677793		N
35 Smugglers Path	Jamesport	\$599,000	Contemp	3	2	2680877	Sound	N
820 Front St	Greenport	\$589,000	Ant/Hist	3	2	2678688		N
395 Holden Ave Ext	Cutchogue	\$575,000	Colonial	3	2	1195953		N
73 Roanoke Ct	Riverhead	\$569,900	Colonial	4	3	2677371		N
287 Northside Rd	Wadg Riv	\$559,990	Victorian	4	4	2679292		N
77 Imperial Way	Wadg Riv	\$549,999	Colonial	4	3	2678420		N
955 Pequash Ave	Cutchogue	\$549,900	2 Story	4	3	2679524		N
955 Pequash Ave	Cutchogue	\$549,900	Cape	4	3	2679645		N
22 6th St	S. Jamesport	\$549,000	2 Story	4	3	2676353		N
215 6th Ave	Greenport	\$549,000	Ant/Hist	3	2	2677914		N
2820 Main Rd	Laurel	\$549,000	Cape	3	3	2677938		N
57455 Main Rd	Southold	\$549,000	Farmhse	5	3	2677737		N
15 Tyler Dr	Riverhead	\$549,000	Pst Mod	3	3	2678283		N
1605 Rocky Point Rd	E.Marion	\$549,000	Tradition	3	3	2676720		N
2793 Cox Neck Rd	Mattituck	\$529,000	2 Story	2	2	2679500	Creek	Y
870 Stars Rd	E.Marion	\$519,000	Exp Cape	3	3	2678049	Sound	N
5 Lyn Ln	Baitg Hollw	\$499,000	contemp	4	3	2680082		N
2010 N Bayview Rd Ext	Southold	\$499,000	Hi Ranch	3	3	2676215		N
1180 S Crittens Ln	Southold	\$495,000	Ranch	2	2	2680204	Creek	N
1265 Ryder Farm Ln	Orient	\$489,000	Cape	4	2	2677747		N
415 Willow Dr	Greenport	\$489,000	Saltbox	3	3	2677088		N
17 Washington Ave	Greenport	\$489,000	Tradition	4	2	2677619		N
906 Pond View Rd	Riverhead	\$479,000	Colonial	4	4	2677940	Pond	Y
1305 Pequash Ave	Cutchogue	\$459,000	Farmhse	3	1	2678262		N
103Meeting House Cr Rd	Aquebogue	\$450,000	Ranch	3	2	2679151	Creek	Y
1445 Green Hill Ln	Greenport	\$450,000	Ranch	3	2	2678922		N
245 Silver Colt Rd	Cutchogue	\$449,000	Cape	3	2	2677465		N
160 Alvahs Ln	Cutchogue	\$449,000	Colonial	4	3	2679462		N
5595 Pequash Ave	Cutchogue	\$445,000	Cottage	3	1	2676471		N
3755 Grand Ave	Mattituck	\$439,000	Ranch	3	2	2678146		N
2775 Marratooka Rd	Mattituck	\$435,000	Cape	3	2	2680683		N
43 Karen Ct	Wadg Riv	\$430,500	Ranch	3	3	2678308		N
11 Linda Ln	Riverhead	\$419,000	Cape	4	2	2677130		N
94 W Farm Rd	Wadg Riv	\$419,000	Colonial	3	3	2678344		N
2057 Main Rd	Laurel	\$415,000	Cape	8	2	2680815		N
159 Jakes Ln	Baitg Hollw	\$399,500	Victorian	3	3	2679078		N
263 Rabbit Run	Riverhead	\$399,000	Cape	4	2	2678281		N
160 Overlook Dr	Wadg Riv	\$389,000	Cape	4	2	2680413		N
725 S Harbor Rd	Southold	\$389,000	Ranch	3	3	2680694		N
3005 Ole Jule Ln	Mattituck	\$375,000	Ranch	3	1	2678913		N
37 W Cliff Rd	Wadg Riv	\$299,990	Cape	4	2	2676640		N
5035 County Rd 48	Mattituck	\$299,000	Farmhse	2	1	2680140	Inlet	Y

500 Grove Rd	Southold	\$279,900	R.Ranch	3	1	2679819		N
33 Birch Ct	Riverhead	\$274,000	Exp Ranch	3	2	2676849		N
600 Ostrander Ave	Riverhead	\$259,996	Cape	4	2	2678232		N
511 Sweezy Ave	Riverhead	\$214,900	Ranch	3	1	2679570		N
6 Wildwood Rd	Wadg Riv	\$199,000	Ranch	3	1	2680679		N
107 19th St	Wadg Riv	\$184,000	Ranch	3	2	2680876		N
86 17th St	Wadg Riv	\$159,900	Ranch	2	1	2679840		N
3010-73 Hulse Landing Rd	Wadg Riv	\$89,900	Cottage	2	1	2677613		Y
2730 N.Wading River Rd	Wadg Riv	\$89,000	Cottage	2	1	2678332		N
21 Cottage Rd	Baitg Hollw	\$49,900	Cottage	2	1	2680171		N

<i>New to Market</i>	<i>Condo/Coop</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Bath</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
46 Stirling Cv	Greenport	\$659,000	Condo	2	2	2679349	Harbor	Y
7 Lakeview Ct	Riverhead	\$449,900	Condo	2	2	2677664		Y
2303 Augusta Aly	Riverhead	\$335,000	Condo	2	3	2677996	Pond	Y
65490 Main Rd	Greenport	\$325,000	Co-Op	1	1	2678463	Bay	Y

<i>Under Contract</i>	<i>Residential</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Bath</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
20 Hilo Dr	Shelter Isl	\$2,500,000	Tradition	4	5	1159861	Bay	Y
975 Hillcrest Dr	Orient	\$2,397,000	Estate	5	5	2663609	Sound	Y
1640 1st St	New Suff	\$1,350,000	Contemp	3	2	2669318	Bay	Y
39 Smugglers Path	Jamesport	\$895,000	Victorian	4	4	2642175		Y
80 Watersedge Way	Southold	\$799,000	Contemp	4	3	2604199		Y
40135 N. Road Aka C	Southold	\$799,000	Farmhse	4	3	2656276		N
1580 Corey Creek Ln	Southold	\$679,000	Tradition	4	3	2635432	Creek	Y
5218 Peconic Bay Blvd	Laurel	\$615,000	Bungalow	3	1	2667910	Bay	Y
15 Maidstone Ln	Wadg Riv	\$554,000	Colonial	4	4	2665456		N
605 Leeton Dr	Southold	\$549,000	Cottage	2	1	2655073	Sound	Y
145 Wavecrest Ln	Mattituck	\$535,000	Colonial	3	3	2658895	Sound	N
235 Linnet St	Greenport	\$525,000	Tradition	3	3	2566817		N
150 Seawood Dr	Southold	\$499,000	Exp Ranch	3	2	2655076		N
5130 Main Bayview Rd	Southold	\$498,000	Post Mod	3	2	2651189		N
32 Pine Ave	Aquebogue	\$489,000	Contemp	3	2	2666408	Creek	Y
455 Grove Dr	Southold	\$479,000	Cottage	3	1	2667525	Bay	N
107 Foxglove Row Rd	Aquebogue	\$475,000	Post Mod	3	3	2637908		N
70 Alfred Ave	Baitg Hollw	\$459,900	Victorian	3	3	2644829		N
723 Doctors Path	Riverhead	\$436,000	Tradition	3	3	2647626		N
1116 Main St	Greenport	\$435,000	FARMhse	3	2	2623569		N
6 Waterview Ct	Riverhead	\$429,000	Colonial	4	3	2646705		N
192 Deer Run	Wadg Riv	\$424,000	Victorian	4	3	2663843		N
1250 Pequash Ave	Cutchogue	\$409,900	Ranch	3	2	2654434		N
1 Frost Ln	Wadg Riv	\$399,000	Colonial	4	4	2644531		N
145 Mill Creek Dr	Southold	\$389,000	Ranch	2	1	2651857		Y
320 Meday Ave	Mattituck	\$370,000	Cottage	2	1	2672096		N
46 Broad Ave	Aquebogue	\$339,000	Ranch	4	2	2586676		N
900 Alvahs Ln	Cutchogue	\$339,000	Ranch	3	1	2601997		N
15 Hilton Ct	Aquebogue	\$300,000	Cape	3	2	2646172		N
135 Baywood Dr	Baitg Hollw	\$299,900	Colonial	4	4	2611086		N

162 Shade Tree Ln	Aquebogue	\$299,000	Cape	4	2	2590843	N
39 Hulse Ave	Wadg Riv	\$259,900	Ranch	3	2	2668029	N
109 Herod Point Rd	Wadg Riv	\$230,000	Ranch	2	1	2628072	N
70 Ludlam Ave	Riverhead	\$149,900	Ranch	2	1	2677195	N
60 21 St	Wadg Riv	\$59,000	Cottage	3	1	2665481	N

<i>Under Contract</i>	<i>Condo/Coop</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Bath</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
52 Goose Neck Ln	Riverhead	\$389,000	Condo	2	2	2666362		Y
735 Caleb's Way	Greenport	\$379,000	Condo	2	2	2652450		N
55075 Route 25	Southold	\$289,000	Co-Op	2	2	2652759		N
78 Mulberry	Riverhead	\$259,000	Condo	2	2	2600453		N
95 Mulberry	Riverhead	\$249,990	Condo	2	2	2662470		N
55075 Route 25	Southold	\$172,620	Co-Op	1	1	2518339		N

<i>Closed</i>	<i>Residential</i>	<i>Sold</i>	<i>List</i>	<i>Orig</i>	<i>Beds</i>	<i>Baths</i>	<i>ML#</i>	<i>DOM</i>	<i>Water</i>
4001 Wells Rd	Peconic	\$1,780,000	\$1,825,000	\$1,825,000	5	4	2650948	21	Creek
380 Kimberly Ln	Southold	\$1,700,000	\$1,750,000	\$1,750,000	6	7	2652075	17	Bay
194 Willow Ter	Orient	\$1,075,077	\$1,195,000	\$1,350,000	3	2	2625270	212	Bay
1780 Grt Peconic Bay Blvd	Laurel	\$885,000	\$899,000	\$899,000	4	2	2623251	197	Bay
1780 Grt Peconic Bay Blvd	Laurel	\$885,000	\$899,000	\$899,000	4	2	2623358	197	Bay
4324 Westphalia Rd	Mattituck	\$815,000	\$829,990	\$879,990	3	3	2611886	206	Inlet
192 Landing Ln	Baitg Hollw	\$710,000	\$729,000	\$729,000	3	3	2628206	160	
639 2nd St	Greenport	\$648,000	\$670,000	\$670,000	4	2	1193921	13	
2342 N Wadg River Rd	Wadg Riv	\$529,850	\$529,850	\$549,850	5	6	2621243	172	
260 Burgundy Ct	Southold	\$495,000	\$499,000	\$535,000	3	3	2578774	357	
139 Long View Dr	Wadg Riv	\$395,000	\$419,900	\$419,900	5	4	2642358	74	
205 Great Rock Dr	Wadg Riv	\$368,700	\$369,000	\$369,000	3	2	2658807	20	
47 High View Dr	Wadg Riv	\$254,000	\$269,900	\$269,900	4	2	2650769	19	
1661-379 Old Ctry Rd	Riverhead	\$199,500	\$199,000	\$199,000	2	2	2641960	110	
1661-244 Old Ctry Rd	Riverhead	\$162,500	\$169,000	\$189,000	2	2	2613943	248	
3010 Hulse Landing Rd	Wadg Riv	\$122,000	\$137,500	\$179,000	1	1	2570130	394	
525 Riverleigh	Riverhead	\$82,000	\$89,000	\$89,000	2	2	2645935	28	
1661-383 Old Ctry Rd	Riverhead	\$79,500	\$79,500	\$99,500	2	2	2649442	76	
60 21 St	Wadg Riv	\$50,000	\$59,000	\$59,000	3	1	2665481	40	
658-E4 Sound Ave	Wadg Riv	\$28,800	\$29,900	\$35,000	2	1	2652418	86	
525 Riverleigh Ave	Riverhead	\$26,000	\$36,000	\$36,000	3	2	2656073	58	
1661-176 Old Ctry Rd	Riverhead	\$25,000	\$29,000	\$29,000	2	1	2630465	195	

<i>Closed</i>	<i>Condo/Coop</i>	<i>Sold</i>	<i>List</i>	<i>Orig</i>	<i>Beds</i>	<i>Baths</i>	<i>ML#</i>	<i>DOM</i>
2802 Bayberry Path	Riverhead	315000	332000	332000	2	3	2621786	224

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