

**Daniel Gale****Sotheby's International Realty***Market Analysis Report*

August 27, 2010 to September 9, 2010

<i>New to Market</i>	<i>Residential</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Baths</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
1710 Gull Pond Ln	Greenport	\$3,500,000	Estate	4	2	2324731	Pond	Y
56655 Route 25	Southold	\$2,600,000	Colonial	5	3	2323576		N
Sound View Rd	Orient	\$2,199,000	Post Mod	4	4	2323927	Sound	Y
13 Cedar Ct	Laurel	\$2,185,000	Post Mod	3	2	2326357	Bay	Y
49852 County Rd 48	Southold	\$1,699,000	Cottage	4	3	2326782		N
455 Woodside Ln	Laurel	\$1,125,000	Colonial	4	4	2325972		N
42 Beach Way	Bting Holl	\$1,100,000	Cottage	1	1	2324306	Sound	Y
165 Sailors Needle Ln	Mattituck	\$1,095,000	Tradition	3	3	2323518	Creek	Y
750 Holbrook Ln	Mattituck	\$999,000	Ranch	3	2	2323973	Inlet	Y
2895 Eugenes Rd	Cutchogue	\$975,000	Tradition	4	4	2325268		N
28545 Main Rd	Orient	\$949,000	Exp Cape	4	4	2322958		N
26 Lovers Ln	Aquebogue	\$875,000	Post Mod	4	4	2323546		Y
2055 Grandview Dr	Orient	\$874,900	Post Mod	4	4	2324765	Bay	Y
82 Roanoke Ct	Riverhead	\$799,000	Victorian	4	3	2326465		N
580 Luptons Pt Rd	Mattituck	\$799,000	Ranch	3	2	2325736	Creek	Y
12 North Walk	Jamesport	\$779,000	Ranch	3	2	2323096	Sound	Y
26 Beach Ave	Aquebogue	\$749,000	2 Story	4	1	2325186	Bay	Y
695 Westwood Ln	Greenport	\$695,000	Colonial	4	3	2323876		N
80 Beverly Rd	Southold	\$648,500	Contemp	3	3	2326449	Inlet	Y
1640 Sound Ave	Bting Holl	\$599,000	Cape	0	0	2326061		N
Lot 14 Louise Ct	Riverhead	\$594,000	Colonial	4	3	2324287		N
555 Three Waters Ln	Orient	\$589,000	Exp Ranch	4	2	2326025		N
1045 Tasker Ln	Greenport	\$574,900	Frmhouse	4	3	2324126	Sound	N
Lot 12 Louise Ct	Riverhead	\$569,000	Colonial	4	3	2324466		N
27 Chris Sundrop Ct	Riverhead	\$549,000	Ranch	3	3	2325706	Pond	Y
23 Kimberly Ct	Bting Holl	\$549,000	Exp Ranch	3	3	2325667		N
18 Kimberly Ct	Bting Holl	\$525,000	Victorian	5	3	2325731		N
38 Randall Rd	Wding Riv	\$519,900	Colonial	5	3	2326106		N
1125 Navy St	Orient	\$495,000	Cape	3	2	2323823		N
3395 Skunk Ln	Cutchogue	\$459,900	Frmhouse	3	3	2323051		N
8 Zopher Mills Rd	Wding Riv	\$439,900	Ranch	3	2	2324389		N
1680 Harbor Ln	Cutchogue	\$439,000	Ranch	3	2	2324841		N
9135 Mn Bayview Rd	Southold	\$438,000	Split	4	2	2325096		N
460 Kenneys Rd	Southold	\$429,000	Ranch	3	2	2325062		N
312 5th Ave	Greenport	\$429,000	Colonial	3	2	2326917		N
35 Maple Rd	Wding Riv	\$410,000	Ranch	3	3	2326054		N
655 Flint St	Greenport	\$399,000	Colonial	3	2	2324145		N
905 Harbor Ln	Cutchogue	\$389,000	Ranch	3	2	2324414		N
241 Maple Rd	Wding Riv	\$385,999	Colonial	4	3	2325654		N
85 N Woods Rd	Bting Holl	\$385,000	Victorian	4	3	2323679		N
711 Doctors Path	Riverhead	\$379,999	Colonial	3	2	2326915		N
63 19th St	Wding Riv	\$379,000	Colonial	3	2	2323363		N
315 Skunk Ln	Cutchogue	\$379,000	Ranch	3	1	2324170		N
340 Pine Rd	Southold	\$365,000	Ranch	2	1	2324488		N
680 Main Rd	Aquebogue	\$359,000	Cape	2	2	2326154		N
503 Bailey Ave	Greenport	\$350,000	Ranch	3	1	2326167		N
433 Ostrander Ave	Riverhead	\$329,000	Colonial	4	2	2323328		N
624 Ostrander Ave	Riverhead	\$329,000	Tudor	3	2	2325799		N
322 6th St	Greenport	\$319,000	Ranch	1	1	2326279	Bay	N

3010 82E Hulse Ldg Rd	Wding Riv	\$299,000	Cottage	1	1	2324029		Y
123 Duryea St	Riverhead	\$295,000	Ranch	3	2	2325439		N
540 (809) Wiggins St	Greenport	\$295,000	Bungalow	3	1	2325697		N
270 S Illinois Ave	Mattituck	\$275,000	Cottage	3	2	2325432		N
1455 Factory Ave	Mattituck	\$250,000	Frmhouse	2	2	2326015		N

<i>New to Market</i>	<i>Condo/Coop</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Baths</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
503 Willow Pond Dr	Riverhead	\$339,000	Condo	2	3	2324775	Sound	N
37-02 Amen Cor	Riverhead	\$329,000	Condo	2	2	2324383		Y
13 Winthrop Rd	Shelter Isl	\$275,000	Co-Op	1	1	*1087421	Harbor	Y
55075 Route 25	Southold	\$199,000	Co-Op	1	1	2325252		N

<i>Under Contract</i>	<i>Residential</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Baths</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
28 Gardiners Bay Dr	Shelter Isl	\$3,295,000	Contemp	3	3	*1077568	Bay	Y
5865 Sound View Ave	Peconic	\$2,450,000	Contemp	4	3	2189245	Sound	Y
12 Cove Way	Shelter Isl	\$2,300,000	Traditional	6	4	*1078890	Creek	Y
7325 Nassau Point Rd	Cutchogue	\$2,250,000	Cottage	5	4	2273331	Bay	Y
65 Beachwood Rd	Cutchogue	\$1,250,000	2 Story	5	2	2303838	Bay	Y
4765 Mill Ln	Mattituck	\$999,000	Frm Ranch	4	3	2308251		N
1500 Mount Beulah Ave	Southold	\$995,000	Other	3	3	2287834		N
524 Tuthills Ln	Aquebogue	\$995,000	Other	3	3	2292908		N
545 Reeves Ave	Mattituck	\$905,000	Pst Mod	5	4	2288830	Lake	Y
16 Glynn Dr	Shelter Isl	\$725,000	Contemp	3	3	*1073622		Y
68 Town Beach Rd	Jamesport	\$675,000	2 Story	4	3	2304335		Y
1195 Island View Ln	Greenport	\$645,000	Cottage	2	2	2305610	Bay	Y
84 Point St	S. Jamesport	\$575,000	Cottage	3	2	2308071		N
406 Atlantic Ave	Greenport	\$575,000	Victorian	3	2	2302559	Harbor	Y
4615 Westphalia Rd	Mattituck	\$499,000	Frmhouse	3	2	2226885		N
15 Wade Rd	Shelter Isl	\$495,000	Ranch	2	1	*1076204		N
60 Southfield Rd	Bting Holl	\$426,990	Colonial	5	3	2317225		N
10575 Old Sound Ave	Mattituck	\$395,000	Frmhouse	2	1	2306871		N
64 19th St	Wdg River	\$349,000	Ranch	3	2	2232311		N
3 Pheasant Ln	Bting Holl	\$339,000	Ranch	3	2	2280699		N
1661-536 Old Cntry Rd	Riverhead	\$279,000	Other	3	2	2317005		N
367 Riley Ave	Mattituck	\$255,000	Ranch	3	1	2254363		N
22 Bay Ct	Riverhead	\$249,000	Ranch	3	1	2312077		N

<i>Under Contract</i>	<i>Condo/Coop</i>	<i>List</i>	<i>Style</i>	<i>Beds</i>	<i>Baths</i>	<i>ML#</i>	<i>Water</i>	<i>Wview</i>
1702 Bluffs Dr	Bting Holl	\$258,999	Condo	2	3	2238014	Sound	Y
52 Calebs Way	Greenport	\$299,000	Condo	2	2	2270347		

<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>
2795 Wells Ave	Southold	\$1,175,000	\$1,295,000	\$1,595,000	4	3	2194586	407	Creek
4230 Grand Ave	Mattituck	\$700,000	\$795,000	\$795,000	3	3	2297485	38	
625 Wood Ln	Peconic	\$670,000	\$790,000	\$1,100,000	3	2	2175174	472	Creek
675 Birch Ave	Southold	\$650,000	\$689,000	\$699,000	5	3	2182978	314	
37720 Lower Road	Southold	\$610,000	\$685,000	\$710,000	4	3	2260748	150	
815 Rabbit Ln	E.Marion	\$605,000	\$649,000	\$699,000	4	3	2214676	302	
299 Shade Tree Ln	Aquebogue	\$505,000	\$519,000	\$569,000	3	2	2263009	126	
7735 Main Rd	E. Marion	\$490,000	\$499,000	\$499,000	4	2	2289013	73	
116 C South Ferry Rd	Shelter Isl	\$447,500	\$510,000	\$550,000	3	2	*1073615	150	
12 Betsy Ct	Wding Riv	\$445,000	\$469,000	\$539,900	4	4	2130457	506	

Lot 16 Alfred Ave	Btg Holl	\$413,400	\$374,900	\$374,900	3	3	2244925	66	
8 W Apollo Dr	Aquebogue	\$397,000	\$399,000	\$469,900	3	3	2125320	547	
323 E Main St	Aquebogue	\$316,000	\$350,000	\$350,000	2	2	2230249	103	
613 Roanoke Ave	Riverhead	\$240,000	\$270,000	\$270,000	4	2	2266636	72	
535-180 Riverleigh Dr	Riverhead	\$19,000	\$22,500	\$30,000	2	2	2275476	160	

<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>	<i>Water</i>
2503 Pebble Bch Pth	Riverhead	\$315,000	\$312,000	\$324,000	2	3	2272532	141	Pond
1407-68 Middle Rd	Calverton	\$97,500	\$123,500	\$128,500	2	2	2239646	262	

For more information on these listings, please contact our Mattituck Office:

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***www.danielgale.com***