



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

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*The "Real State" of the Real Estate Market... Activity Report
May 11th to May 24th, 2012*

<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>
8871 Oregon Rd	Cutchogue	\$5,095,000	Colonial	6	6	2497399	Sound	Y
9905 Nassau Pt Rd	Cutchogue	\$2,399,000	2 Story	4	4	2497989	Bay	Y
12400 New Suff Ave	Cutchogue	\$2,200,000	Saltbox	3	2	2495017	Bay	Y
11 Montclair Ave	Shelter Isl	\$1,935,000	Cottage	4	2	*1134928	Harbor	Y
17 Peconic Ave	Shelter Isl	\$1,595,000	Tradition	4	3	*1135096		Y
2000 Park Ave	Mattituck	\$1,495,000	Exp Cape	4	2	2494787	Bay	Y
3693 Pine Neck Rd	Southold	\$1,375,000	Exp Rnch	6	4	2495955	Creek	Y
41 S Menantic Rd	Shelter Isl	\$1,195,000	Contemp	4	3	*1134600		N
3500 Lighthse Rd	Southold	\$1,047,000	Contemp	3	2	2495349	Sound	Y
13 Locust Wds Dr	Shelter Isl	\$975,000	Victorian	6	5	2495544		N
3700 Kenneys Rd	Southold	\$949,000	Ant/Hist	6	4	2494794	Sound	Y
14 Creek Rd	Wding Riv	\$899,000	Post Mod	4	3	2494746	Sound	Y
655 Meadow Ct	Southold	\$885,000	Townhse	3	4	2496689	Bay	Y
3800 Wells Ave	Southold	\$739,000	Victorian	4	4	2494966		N
225 Burgundy Ct	Southold	\$699,000	Exp Cape	4	3	2497032		N
1050 Oak Ave	Southold	\$695,000	Cottage	3	2	2496531	Creek	Y
96 Canterbury Dr	Wding Riv	\$649,000	Victorian	4	5	2497785		N
1020 Monsell Ln	Cutchogue	\$645,000	Cape	3	2	2497356	Creek	Y
310 Ackerly Pd Ln	Southold	\$599,999	Colonial	3	3	2496617		N
516 4th St	Greenport	\$585,000	Farmhse	4	3	2494653		N
1525 Aldrich Ln	Laurel	\$579,000	Contemp	3	3	2495800		N
470 Robinson Ln	Peconic	\$575,000	Ranch	3	2	2494364		N
32 W Woodld Dr	Wding Riv	\$549,000	Frm Rnch	5	4	2496271		N
525 Deerfoot Path	Cutchogue	\$549,000	Tradition	3	3	*1135122		N
3985 Sound Ave	Mattituck	\$519,000	Cape	3	3	2495698		N
10 Hickory Ct	Wding Riv	\$489,000	Victorian	4	3	2496166		N
10 Hulse Ave	Wding Riv	\$479,000	Colonial	5	3	2495456		N
480 N Bayvw Rd Ex	Southold	\$465,000	2 Story	3	2	2494541		N
2450 Laurel Way	Mattituck	\$449,000	Cottage	2	2	2496444	Lake	Y
830 Main Rd	Aquebogue	\$439,000	Ranch	3	1	2496385		N
325 Dogwood Ln	E Marion	\$435,000	Ranch	2	2	2495957		N
1040 Old Shipyard	Southold	\$424,500	Cape	3	2	2497355		N
8 Gatz Rd	Aquebogue	\$414,900	Tradition	4	4	2498038		N
430 Highwood Rd	Southold	\$395,000	Ranch	3	2	2496791		N
1558 Osborn Ave	Riverhead	\$380,000	Ranch	3	2	2494709		N
80 Alvahs Ln	Cutchogue	\$379,000	Ranch	4	2	2496646		N
5225 Pec Ba Blvd	Laurel	\$375,000	Cape	4	2	2495002		N
103 Southfield Rd	Baitng Holl	\$374,000	Colonial	5	4	2497316		N
205 Great Rock Dr	Wding Riv	\$359,000	Ranch	3	2	2494649		N
29 Linda Ave	Aquebogue	\$335,000	Ranch	3	3	2494726		N
1040 Nakomis Rd	Southold	\$330,000	Ranch	3	2	2496182		N
1680 Edwards Ave	Baitng Holl	\$325,000	Cape	3	2	2496699		N
598 Mill Rd	Calverton	\$324,500	Contemp	3	3	2498093		N
38 Linda Ave	Aquebogue	\$305,000	Ranch	3	1	2496889		N
534 Raynor Ave	Riverhead	\$275,000	Cape	3	1	2494790		N

New to Market, Residential, cont.

23 Oakland Dr	Riverhead	\$270,000	Ranch	3	2	2496969		N
475 Ackerly Pd Ln	Southold	\$249,000	Cottage	2	1	2497665		N
424 Osborn Ave	Riverhead	\$229,000	Ant/Hist	6	2	2495090		N
356 Oakleigh Ave	Calverton	\$195,000	Cottage	2	1	2495828		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>
655 Meadow Ct	Southold	\$885,000	Condo	3	4	2497610	Creek	Y
218 Fox Hill Dr	Baitng Holl	\$399,000	Condo	2	2	2497017	Sound	Y
9 Little Leaf Ct	Wding Riv	\$379,000	Condo	3	3	2496486		N
61475 Cnty Rd 48	Greenport	\$379,000	Condo	2	2	2497401		Y
2555 Youngs Ave	Southold	\$317,000	Condo	2	2	2496790		N
2555 Youngs Ave	Southold	\$299,900	Condo	2	2	2494553		N
1801 Willow Pd Dr	Riverhead	\$224,900	Condo	1	2	2496388		N
2102 Cedar Path	Riverhead	\$199,900	Condo	2	2	2497209		N
356 Oakleigh Ave	Calverton	\$169,999	Condo	2	1	2498168	Sound	Y
1407-11 Middle Rd	Calverton	\$160,000	HOA	2	2	2495587		N
23 Wooded Way	Calverton	\$155,000	HOA	3	2	2498007		N
46 Wooded Way	Calverton	\$149,900	HOA	3	2	2497096		N

<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>
631 Pec Bay Blvd	Aquebogue	\$1,795,000	2 Story	7	4	*1135393	Bay	Y
11292 Main Rd	E Marion	\$1,750,000	Farmhse	4	3	2025764	Bay	Y
259 Overlook Dr	Aquebogue	\$839,000	Cottage	3	2	2355625	Harbor	Y
1645 Bungalow Ln	Mattituck	\$719,000	Ranch	3	2	2454013	Creek	Y
711 Herricks Ln	Jamesport	\$649,000	Tradition	4	3	2469230		N
40 Cliff Way	Baitng Holl	\$645,000	Other	2	2	2464963	Sound	Y
820 Smith Dr	Southold	\$629,000	Exp Rnch	3	3	2271571	Creek	Y
1025 Delmar Dr	Laurel	\$499,000	Ranch	3	2	2488283		N
107 Nicholas Way	Baitng Holl	\$489,000	Victorian	5	3	2478535		N
2390 Kerwin Blvd	Greenport	\$459,000	Colonial	3	3	2402299	Bay	N
49 Josephine Dr	Wding Riv	\$439,900	Colonial	4	3	2473036		N
1125 Pequash Ave	Cutchogue	\$425,000	Farmhse	3	1	2468293		N
435 Sound Rd	Greenport	\$399,000	Ranch	3	2	2480853		N
119 Tuthills Ln	Aquebogue	\$385,000	Exp Cape	5	3	2467736		N
1450 Albo Dr	Laurel	\$369,000	Ranch	3	2	2411643		N
92 Donna Dr	Baitng Holl	\$365,000	Colonial	4	3	2467639		N
1305 Cedar Dr	Southold	\$350,000	Ranch	3	3	2403934		N
9 Forest Dr	Aquebogue	\$299,000	2 Story	3	2	2479120		N
975 Anderson Rd	Southold	\$278,825	2 Story	5	4	2474502		N
56 Kirby Ln	S. Jamesprt	\$270,000	Cottage	2	1	2411580		N
122 Sunset Blvd	Wding Riv	\$269,000	Splt Rnch	3	3	2446039		N
74 Eileen Cir	Jamesport	\$249,000	Cape	4	3	2451130		N
22 Midland St	Riverhead	\$219,900	Ranch	2	1	2447408	Sound	N
263 Hulse Ave	Wding Riv	\$199,900	Colonial	3	2	2348313		N
36 Brown St	Riverhead	\$199,000	Cape	3	1	2492173		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>
104 Goldn Spruce	Calverton	\$469,000	Condo	3	3	2431887		N
2105 Cedar Path	Riverhead	\$269,000	Condo	2	2	2486863		N
2555 Youngs Ave	Southold	\$310,000	Condo	2	2	2412369		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>
3329 Manhasset Ave	Greenport	\$1,075,000	\$1,195,000	\$1,295,000	3	3	2442408	173	Inlet
45 Crescent Ct	Wding Riv	\$620,000	\$649,000	\$649,000	5	3	2455915	59	
780 Ole Jule Ln	Mattituck	\$613,000	\$650,000	\$650,000	3	3	2442566	158	Creek
5650 N Bayvw Rd	Southold	\$495,000	\$499,000	\$499,000	5	2	2469937	46	
14085 Soundview	Southold	\$440,000	\$454,900	\$454,900	3	3	2467222	46	
2200 Yennecott Dr	Southold	\$435,000	\$465,000	\$465,000	3	3	2449233	134	
1410 Leslie Rd	Cutchogue	\$410,000	\$399,000	\$399,000	3	2	2463999	29	
45 Baywater Ave	Southold	\$407,000	\$430,000	\$490,000	4	2	2405170	335	Bay
257 Tuthills Ln	Aquebogue	\$390,000	\$400,000	\$400,000	3	3	2497699	17	
48 Greenbriar Rd	Wding Riv	\$358,500	\$369,900	\$394,900	4	3	2440018	168	
87 Overhill Rd	Wding Riv	\$345,000	\$389,850	\$389,850	4	3	2452680	114	
101 Long Pond Rd	Wding Riv	\$332,500	\$332,500	\$332,500	3	3	2460837	49	
33 Williams Wy S	Baitng Holl	\$330,000	\$349,900	\$349,900	3	2	2464984	40	
184 Stephen Dr	Wding Riv	\$315,900	\$315,900	\$315,900	4	2	2470076	31	
1050 Bayvw Ave	Southold	\$310,000	\$325,000	\$325,000	3	1	2473379	25	
37 Sylvan Pl	Wding Riv	\$309,500	\$317,000	\$324,500	3	2	2457851	75	
3125 Grand Ave	Mattituck	\$302,500	\$319,000	\$324,000	2	2	2432334	210	Sound
221 5th Ave	Greenport	\$300,000	\$359,000	\$395,000	5	2	2343128	343	
33 Willow St	Aquebogue	\$292,750	\$314,000	\$314,000	3	2	2472364	34	
21 Kimberly Ct	Baitng Holl	\$290,000	\$299,990	\$339,990	3	2	2390741	270	
2764 River Rd	Calverton	\$199,000	\$229,900	\$239,900	3	2	2448029	129	
415 Front St	Greenport	\$198,000	\$249,000	\$249,000	3	1	2439552	156	
34 Locust Rd	Wding Riv	\$183,000	\$199,900	\$214,750	3	2	2426401	193	

<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>
755 Meadow Ct	Southold	\$770,000	\$839,900	\$895,000	3	4	2280632	998	Creek
9 Goldn Spruce Dr	Calverton	\$470,000	\$489,000	\$489,000	3	3	2404675	184	
2104 Cedar Path	Riverhead	\$312,500	\$329,900	\$329,900	2	3	2410614	163	
3105 S Bluffs Dr	Baitng Holl	\$254,500	\$279,000	\$299,000	2	2	2362279	290	Sound
86 Mulberry	Riverhead	\$222,000	\$235,000	\$235,000	2	2	2466190	51	