



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

July 16th – July 31st, 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#
25 Nostrand Pkwy	Shelter Island	\$32,000,000	Nantucket	7	7.5	Y	*1261950
14380 Oregon Rd	Cutchogue	\$2,595,000	Farmhouse	3	1.5	N	2869691
2704 Long Creek Dr	Southold	\$2,495,000	Contemporary	4	2.5	Y	2869845
2105 Westview Dr	Mattituck	\$1,450,000	Post Modern	3	3	Y	2872189
14 Linda Road	Shelter Island	\$1,395,000	Modern	4	4	N	*1261942
4565 Paradise Point Rd	Southold	\$1,388,888	2 Story	4	4.5	Y	2872563
5775 W Mill Rd	Mattituck	\$999,000	Antique/Hist	3	1.55	Y	2872066
12990 Soundview Ave	Southold	\$989,000	Colonial	4	3	N	2870890
75 West Neck Road	Shelter Island H	\$699,000	Traditional	3	2	N	*1261938
26405 Main Road	Cutchogue	\$680,000	2 Story	4	4.5	N	2871580
45605 Main Rd	Southold	\$675,000	Farmhouse	4	2.5	N	2870798
630 N North Sea Drive Dr	Southold	\$649,000	Ranch	3	2	N	2872433
21 Sunup Trl	Aquebogue	\$635,000	Colonial	4	2.5	N	2872265
425 Stonecrop Rd	Aquebogue	\$635,000	Post Modern	3	2.5	N	2870829
400 Beebe Dr	Cutchogue	\$629,000	Ranch	2	1	Y	2871816
10 Holly Tree Ln	Jamesport	\$625,000	Ranch	2	2	N	2872695
Lot 7 Kerry Ct	Baiting Hollow	\$569,990	Colonial	4	2.5	N	2872873
570 Jernick Ln	Southold	\$550,000	Ranch	3	2	N	2870205
144 Manor Ln	Jamesport	\$550,000	Ranch	4	2	N	2872187
6 Sebastian Dr	Riverhead	\$549,500	Ranch	3	3	N	2872547
1450 Cedar Dr	Southold	\$549,000	2 Story	4	2	N	2872046
755 Long Creek Dr	Southold	\$549,000	Exp Ranch	3	2	Y	2870264
Lot 3 A J Ct	Riverhead	\$549,000	Victorian	4	2.5	N	2871076
Lot 3 Kerry Ct	Baiting Hollow	\$549,000	Victorian	4	2.5	N	2872870
230 Eastwood Dr	Cutchogue	\$540,000	Ranch	3	2	N	2871246
62 Fox Chaser Pl	Aquebogue	\$538,000	Colonial	4	3	N	2872934
79 Peconic Bay Blvd	Aquebogue	\$525,000	Exp Cape	3	1.5	N	2872468
35 Sunset Ln	Greenport	\$479,000	Ranch	1	1.5	N	2873103
75 The Crossway	East Marion	\$475,000	Ranch	3	2	N	2871438
25 Alissa Ln	Flanders	\$460,000	Contemporary	3	2.5	N	2872917
50 Alissa Ln	Flanders	\$455,555	Colonial	3	1	N	2870640
367 Riley Ave	Mattituck	\$432,000	Cottage	3	1.5	N	2869659
1330 Cedarfields Dr	Greenport	\$399,000	Colonial	2	2	N	2869414
2600 Harbor Ln	Cutchogue	\$399,000	Ranch	3	2	N	2871016
48 Aka 625 Wilmarth Ave	Greenport	\$389,000	Ranch	3	1	N	2872936
55200 Main Rd	Southold	\$385,000	Ranch	3	1	N	2872581
65 West St	S. Jamesport	\$379,000	Cottage	2	2	Y	2871215
101 Fox Run Ln	Riverhead	\$369,000	Ranch	3	2	N	2869661

293 Herricks Ln	Jamesport	\$365,000	Farmhouse	3	2	N	2872038
1270 Skunk Ln	Cutchogue	\$360,000	Farmhouse	3	1	N	2872638
16 Harbor Rd	Aquebogue	\$359,000	Cottage	2	1.5	N	2869891
152A Merritts Pond Rd	Riverhead	\$349,000	Raised Ranch	3	2.5	N	2870925
221 S Williams Way	Baiting Hollow	\$349,000	Ranch	3	2	N	2869863
680 E Legion Ave	Mattituck	\$335,000	Cottage	1	1	N	2872506
1090 Ostrander Ave	Riverhead	\$330,000	Cape	4	2	N	2871664
1661-560 Old Country Rd	Riverhead	\$299,900	Other	3	2	N	2872043
174 Sylvan Ave	Flanders	\$299,000	Ranch	3	1.5	N	2872344
330 Washington Ave	Jamesport	\$264,900	Ranch	2	1	N	2871934
766 Gregory Pl	Riverhead	\$260,000	Cape	4	1.5	N	2871195
126 Royal Ave	Flanders	\$219,900	Ranch	3	2	N	2871674
1661-85 Old Country Rd	Riverhead	\$149,900	Other	2	2	N	2870344
1661-173 Old Country Rd	Riverhead	\$115,000	Other	2	1	N	2869726
1661-465 Old Country Rd	Riverhead	\$110,000	Ranch	2	2	N	2872028
1661-124 Old Country Rd	Riverhead	\$45,000	Mobile Home	2	1	N	2872557
525/D20 Riverleigh Ave	Riverhead	\$39,500	Mobile Home	2	1	N	2870851
53 Cottage Rd	Baiting Hollow	\$35,990	Cottage	2	1	N	2871454
525/110 Riverleigh Ave	Riverhead	\$29,999	Mobile Home	3	1.5	N	2872281
525/C1 Riverleigh Ave	Riverhead	\$22,000	Mobile Home	2	1.5	N	2871381
1291 Main Rd	Jamesport	\$2,990,000	Comm/Ind			N	2872808
817 Pulaski St	Riverhead	\$1,599,900	Comm/Ind			N	2869569
136 Main St	Greenport	\$1,295,000	Comm/Ind			N	2872256
123 Maple Ave	Riverhead	\$800	Comm/Ind			N	2869889
508 Fox Hill Dr	Baiting Hollow	\$369,000	Condo	2	2	Y	2872279
304 Pebble Beach Path	Riverhead	\$349,900	Condo	2	2	N	2872059
1565 Calebs Way	Greenport	\$345,000	Condo	2	2	N	2871159
1000 Ninth St	Greenport	\$169,999	Co-Op	2	1	N	2869570
14380 Oregon Rd	Cutchogue	\$2,595,000	Land			N	2869703
2707 Long Creek Dr	Southold	\$2,495,000	Land			Y	2869850
1765 Skunk Ln	Cutchogue	\$589,000	Land			N	2870484
400 Diedricks Rd	Orient	\$489,000	Land			N	2870490
1300 Soundview Rd	Orient	\$299,000	Land			N	2870650
155 Peconic Bay Blvd	Aquebogue	\$269,000	Land			Y	2870503
14 Silverbrook Dr	Flanders	\$89,000	Land			N	2870373
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1400 Sound Dr	Greenport	\$2,695,000	Other	5	3.55	Y	2866112
11 Island Way	Shelter Island	\$1,795,000	Farmhouse	4	5.5	N	*1241095
622 Lighthouse Rd	Southold	\$1,250,000	Barn	3	2	N	2857154
950 Luptons Point Rd	Mattituck	\$1,195,000	Ranch	3	2.5	Y	2857274
222 Manor Pl	Greenport	\$969,000	Duplex	2	2.555	N	2849658
56425 Route 48	Greenport	\$899,000	Ranch	2	1	Y	2856450
15 N Brander Pkwy	Shelter Island	\$799,000	Cottage	3	2	N	*1204611
2130 Plum Island Ln	Orient	\$735,000	Cape	3	2	N	2858783
345 Wiggins St	Greenport	\$729,000	Duplex	6	2.55	N	2854166
265 Elizabeth Ln	Southold	\$695,000	Colonial	4	2.5	Y	2858923

805 Navy St	Orient	\$669,000	Cape	4	2.5	N	2764586	
22 Front St	Jamesport	\$647,000	Colonial	4	3	N	2826197	
2100 Ole Jule Ln	Mattituck	\$639,000	2 Story	4	2.5	Y	2760620	
5 Emerson Ln	Shelter Island	\$629,000	Cape	4	2	N	*1256344	
92 Henry Lewis Ln	Jamesport	\$579,000	Ranch	3	3	N	2862751	
217 Center St	Greenport	\$549,000	2 Story	3	2	N	2833024	
5950 N Bayview Rd	Southold	\$549,000	Ranch	3	2	N	2853629	
4615 Westphalia Rd	Mattituck	\$529,000	Farmhouse	3	2	N	2800005	
40 Westwoods Blvd	Aquebogue	\$499,900	Cape	3	2	N	2834612	
355 Old Shipyard Ln	Southold	\$499,000	Cottage	2	1	N	2852939	
4 Duval Ave	Shelter Island	\$489,000	Farmhouse	2	2	N	*1161730	
22 Silver Beech Ln	Baiting Hollow	\$472,000	Contemporary	3	2.5	N	2832081	
439 2nd St	Greenport	\$449,000	2 Story	2	1	N	2835994	
55 Topping Dr	Riverhead	\$430,000	Cape	3	2.5	N	2852359	
28 Smith St	Shelter Island	\$425,000	Farmhouse	3	1	N	2845972	
75 Osseo Ave	Southold	\$420,000	Cottage	2	1	N	2856128	
965 Pike St	Mattituck	\$399,000	Colonial	3	1.5	N	2862953	
72 Sunup Trl	Aquebogue	\$399,000	Ranch	3	2	N	2864000	
460 Lighthouse Rd	Southold	\$399,000	2 Story	2	1.5	N	2870110	
400 Gardiners Ln	Southold	\$395,000	Ranch	3	2	N	2862511	
1661-344 Old Country Rd	Riverhead	\$134,000	Ranch	2	2	N	2837917	
12 Hillcrest Dr	Baiting Hollow	\$54,990	Cottage	2	1	N	2838423	
525-229 Riverleigh Ave	Riverhead	\$38,000	Ranch	2	2	N	2857493	
50000 Route 25	Southold	\$795,000	Comm/Ind			Y	2834492	
37 Stirling Cv	Greenport	\$649,000	Condo	2	2	Y	2849469	
4015 The Fairway	Baiting Hollow	\$395,000	Condo	3	2	N	2853455	
904 Bluffs Dr	Baiting Hollow	\$389,000	Condo	2	2	Y	2855635	
412 Fox Hill Dr	Baiting Hollow	\$379,500	Condo	2	2	Y	2825257	
435 Calebs Way	Greenport	\$335,000	Condo	2	2	N	2733143	
1000 Ninth St	Greenport	\$119,000	Co-Op	1	1	N	2852970	
350 Wood Ln	Greenport	\$210,000	Land			N	2850588	
6430 Hortons Ln	Southold	\$199,000	Land			N	2842049	
13 Sebastian Dr	Riverhead	\$175,000	Land			N	2839567	
62 Sunup Trl	Aquebogue	\$115,000	Land			N	2864010	
6125 County Rd 48	Mattituck	\$108,000	Land			N	2861415	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
4625 Aldrich Lane Ext	Mattituck	\$3,750,000	\$3,250,000	Estate	4	4.5	Y	2821867
3055 Nassau Point Rd	Cutchogue	\$2,295,000	\$2,150,000	Traditional	4	2.5	Y	2851040
1295 Youngs Rd	Orient	\$1,250,000	\$1,250,000	Colonial	4	3	N	2864549
530 Hobart Rd	Southold	\$767,400	\$767,400	Cape	4	3	N	2848995
776 Sound Shore Rd	Jamesport	\$679,000	\$600,000	Cottage	2	1	Y	2802564
155 Harvest Ln	Mattituck	\$649,000	\$632,500	Ranch	3	3	N	2839992
2705 W Creek Ave	Cutchogue	\$649,000	\$631,500	Ranch	3	2	N	2854684
4465 Wickham Ave	Mattituck	\$635,000	\$615,000	Traditional	3	2.5	N	2839422
73 Roanoke Ct	Riverhead	\$523,500	\$507,500	Post Modern	4	3	N	2808714
517 Brown St	Greenport	\$499,000	\$499,000	Farmhouse	4	1	N	2843141

4 Duval Ave	Shelter Island	\$489,000	\$490,000	Farmhouse	2	2	N	*1161730
2460 Paradise Shores Rd	Southold	\$475,000	\$460,000	Cottage	5	2	N	2846720
7410 Main Bayview Rd	Southold	\$434,900	\$435,000	Raised Ranch	4	4	N	2856779
1480 Factory Ave	Mattituck	\$419,000	\$415,000	2 Story	3	2	N	2802393
74 Fox Ln	Jamesport	\$412,000	\$380,000	Ranch	3	2	N	2841009
21 Dolphin Way	Riverhead	\$399,000	\$390,000	Ranch	3	2.5	N	2832023
134 East St	Flanders	\$395,000	\$365,000	Traditional	4	4	N	2826304
16495 County Road 48	Cutchogue	\$375,000	\$367,000	Ranch	3	1	N	2820726
57 Nash	Flanders	\$329,000	\$320,000	Ranch	2	1	Y	2812019
116 Mill Rd	Riverhead	\$299,999	\$293,000	Cape	3	1.5	N	2847011
3460 Camp Mineola Rd	Mattituck	\$299,000	\$260,000	Cottage	3	1	N	2820312
14 Fern Ave	Flanders	\$255,000	\$250,000	Ranch	3	1	N	2853533
60 Beach Hill Dr	Baiting Hollow	\$175,000	\$157,000	Cottage	2	1	N	2836948
1661-169 Old Country Rd	Riverhead	\$98,500	\$97,500	Other	2	2	N	2851544
320-32 Flanders Rd	Riverhead	\$57,000	\$44,000	Mobile Home	3	1	N	2787917
12 Hillcrest Dr	Baiting Hollow	\$54,990	\$52,000	Cottage	2	1	N	2838423
525-229 Riverleigh Ave	Riverhead	\$38,000	\$36,100	Ranch	2	2	N	2857493
75 Water Way	Jamesport	\$659,000	\$645,000	Condo	2	2.5	N	2710380
501 Fox Hill Dr	Baiting Hollow	\$429,999	\$390,000	Condo	2	2	Y	2799924
602 Fox Hill Dr	Baiting Hollow	\$399,000	\$390,000	Condo	2	2	N	2842616
1135 Calebs Way	Greenport	\$379,000	\$350,000	Condo	2	2	N	2725584
3 Calebs Way	Greenport	\$359,000	\$345,000	Condo	2	2	N	2806375
308 Willow Pond Dr	Riverhead	\$220,000	\$217,000	Condo	1	1.5	N	2814693
2662 Long Creek Dr	Southold	\$1,250,000	\$1,125,000	Land			N	2814105
2684 Long Creek Dr	Southold	\$425,000	\$425,000	Land			Y	2814103
555 Grand View Dr	Orient	\$399,000	\$399,561	Land			N	2673645
5 Farah Ct	Miller Place	\$279,000	\$235,000	Land			N	2726982
50 Teepee Trl	Southold	\$249,999	\$225,000	Land			N	2773979
1705 Plum Island Ln	Orient	\$199,000	\$195,000	Land			N	2737520
Lot 1.2 North Country Rd	Shoreham	\$189,000	\$159,000	Land			N	2824568
1379 N Penataquit Ave	Bay Shore	\$180,000	\$100,000	Land			N	2727745
2 Association Rd	Bellport	\$54,900	\$37,000	Land			N	2760959

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