



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

March 1st – 16th, 2017 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#
1 Dering Woods Ln	Shelter Island	\$4,700,000	Colonial	5	5.5	N	2918292
1250 Sound Dr	Greenport	\$3,300,000	Post Modern	4	4	Y	2921132
105 Waterview Dr	Southold	\$2,995,000	Colonial	4	3	Y	*1277374
8 Westmoreland Dr	Shelter Island	\$2,290,000	Nantucket	3	4	Y	*1277418
136 N Ram Island Dr	Shelter Island	\$2,100,000	Modern	3	2.5	N	2917742
16500 Main St	New Suffolk	\$1,900,000	Victorian	10	6	N	2918959
13 Dickerson Dr	Shelter Island	\$1,699,500	Contemporary	2	1.5	Y	*1277590
Undisclosed Rd	Baiting Hollow	\$1,690,000	Post Modern	5	4.55	N	2917871
15 Dickerson Dr	Shelter Island	\$1,645,000	Modern	3	3	Y	2918976
1980 August Ln	Greenport	\$1,450,000	Exp Cape	2	3	N	2917489
135 N Ferry Rd	Shelter Island	\$1,350,000	Colonial	3	3.5	N	2920772
165 Ferry Rd	Shelter Island H	\$1,295,000	Farmhouse	4	2.5	N	*1278144
1110 Lighthouse Rd	Southold	\$1,195,000	Farmhouse	6	3.5	N	2921018
2750 Glenn Rd	Southold	\$1,100,000	Contemporary	3	2	Y	2918881
48 Dinah Rock Rd	Shelter Island	\$995,000	Modern	3	2	N	*1278114
1180 Navy St	Orient	\$950,000	Contemporary	4	2	N	2919456
3765 Wells Ave	Southold	\$949,900	2 Story	3	2	Y	2920807
210 Soundview Ave	Peconic	\$949,000	Traditional	4	2.5	N	2918452
60 Josie Ct	Riverhead	\$899,000	Post Modern	5	3.5	N	2919266
2215 Minnehaha Blvd	Southold	\$875,000	Ranch	3	2	Y	2917294
32 E Waterview Ct	Riverhead	\$869,900	Post Modern	4	2.5	Y	2920706
215 Garden Ct	Southold	\$849,000	Colonial	4	3	N	2917781
1700 Wunneweta Rd	Cutchogue	\$849,000	Post Modern	3	2.5	N	2919077
1475 Lands End Rd	Orient	\$840,000	Post Modern	3	2	N	2918420
875 Gull Pond Ln	Greenport	\$825,000	2 Story	4	3	Y	2920623
1175 Peconic Bay Blvd	Laurel	\$799,000	Colonial	5	3.5	N	2918834
2720 King St	Orient	\$795,000	Cottage	2	2	N	2918741
2041 Osborn Ave	Baiting Hollow	\$790,000	Farmhouse	5	2	N	2921619
1373 Peconic Bay Blvd	Jamesport	\$789,000	Cape	4	3	N	2919447
39 Leafy Way	Aquebogue	\$779,000	Contemporary	3	2	N	2920797
10505 Soundview Ave	Southold	\$775,000	2 Story	4	3	N	2919369
3140 Minnehaha Blvd	Southold	\$749,000	Cape	4	1	Y	2919603
227 South Jamesport Ave	Jamesport	\$699,000	Cape	5	2.5	Y	2917829
1200 Westphalia Rd	Mattituck	\$699,000	Exp Ranch	3	2	Y	2918715
630 Clearview Ave	Southold	\$699,000	Colonial	4	3	N	2921207
720 Reeve Rd	Mattituck	\$699,000	Cape	4	3	N	2921433
8 N Midway	Shelter Island	\$695,000	Cottage	2	1.5	N	*1278149
34 Wake Robin Ln	Riverhead	\$655,000	Post Modern	4	3.5	Y	2918013

1605 Little Neck Rd	Cutchogue	\$599,000	Cape	4	2	N	2918984
28 Smith St	Shelter Island	\$595,000	Farmhouse	3	1	N	*1277479
17 Warner Ct	Baiting Hollow	\$585,000	Contemporary	4	2.5	N	2918547
870 Smith Drive N.	Southold	\$579,000	Ranch	3	2	N	2918695
10305 Main Rd	East Marion	\$579,000	Farmhouse	4	1.5	N	2918891
1450 Cedar Dr	Southold	\$529,000	Contemporary	4	2	N	2921312
345 Church Ln	Aquebogue	\$469,900	Raised Ranch	4	3	N	2918855
40 Colonial Dr	Aquebogue	\$469,000	Cape	3	2	N	2918445
1095 Westphalia Rd	Mattituck	\$449,000	Ranch	4	2	N	2918288
770 Bray Ave	Laurel	\$439,900	Other	4	2	N	2921034
246 Meeting House Cr Rd	Aquebogue	\$429,000	Ranch	3	2	N	2918238
53 Glen Rd	Baiting Hollow	\$425,000	Hi Ranch	3	2.5	N	2917773
225 Sigsbee Rd	Mattituck	\$399,000	Ranch	2	1	N	2919246
560 Horton Ave	Mattituck	\$395,000	Cottage	3	1.5	N	2920675
40 Lakeview Dr	Riverhead	\$389,900	2 Story	3	2	N	2918862
14 Netz Pl	Flanders	\$389,000	Cottage	2	1	Y	2917690
1935 Kenney's Rd	Southold	\$379,000	Cottage	2	1	N	2919423
184 Crystal Dr	Aquebogue	\$379,000	Ranch	3	2	N	2919977
415 Brookhaven Ave	Flanders	\$355,000	Ranch	3	2	N	2920159
33 Circle Dr	Riverhead	\$345,000	Cape	5	2	N	2919801
13 Circle Dr	Jamesport	\$320,000	Ranch	2	1	N	2917574
9 Zion St	Riverhead	\$299,000	Ranch	3	1.5	N	2917870
21 Smith St	Flanders	\$284,990	Ranch	3	1	N	2920005
521 Howell Ct	Riverhead	\$269,000	Ranch	3	1	N	2919802
84 June Ave	Flanders	\$250,000	Cottage	2	1	N	2917655
1661-572 Old Country Rd	Riverhead	\$239,900	Other	2	2	N	2920050
356-37 Oakleigh Ave	Baiting Hollow	\$229,000	Ranch	2	1	N	2921414
820 Flanders Rd	Flanders	\$210,000	Ranch	2	2	N	2918025
1661-257 Old Country Rd	Riverhead	\$209,000	Other	2	2	N	2921204
45 Charles St	Riverhead	\$159,990	Ranch	3	1	N	2919488
1661-80 Old Country Rd	Riverhead	\$159,000	Other	2	2	N	2920814
314 Union Ave	Riverhead	\$135,200	Colonial	3	1.5	N	2920153
1800 Osborne Ave	Riverhead	\$125,000	Mobile Home	3	2	N	2918245
1661-334 Old Country Rd	Riverhead	\$54,000	Mobile Home	2	1	N	2918631
1760 Sage Blvd	Southold	\$8,800,000	Comm/Ind			Y	2920335
1258 Middle Rd	Riverhead	\$3,495,000	Comm/Ind			N	2920460
205 Osborn Ave	Riverhead	\$2,500,000	Comm/Ind			N	2921121
53345 Main Road	Southold	\$3,800	Comm/Ind			N	2919518
53345 Main Road	Southold	\$2,000	Comm/Ind			N	2919508
21 Wilburs Path	Jamesport	\$649,000	Condo	2	2.5	N	2917428
76 Foxglove Row	Aquebogue	\$619,900	Homeowner Assoc	4	2.5	Y	2919498
34 Fox Hill Dr	Baiting Hollow	\$384,000	Condo	2	2	N	2919497
31 Fox Hill Dr	Baiting Hollow	\$379,000	Condo	2	2	N	2919458
115 Fox Hill Dr	Baiting Hollow	\$329,000	Condo	2	2	N	2920202
4 Blackberry	Riverhead	\$264,500	Condo	2	1.5	Y	2920762
29 Front St	S. Jamesport	\$999,000	Land			Y	2920225
3 Dering Woods Rd	Shelter Island	\$795,000	Land			N	*1277475

2041 Osborn Ave	Baiting Hollow	\$790,000	Land			N	2921555
2215 Mulberry/Oregon Rd	Cutchogue	\$575,000	Land			N	2920673
3360 Wunneweta Rd	Cutchogue	\$500,000	Land			N	2920181
300 Hillcrest Dr	Orient	\$420,000	Land			N	2921019
431 2nd St	Greenport	\$349,000	Land			N	2918823
114 Louise Ct	Riverhead	\$325,000	Land			Y	2920297
Lot 2 Herricks Lane	Jamesport	\$235,000	Land			N	2918819
420 Osborn Ave	Riverhead	\$89,000	Land			N	2919901
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
27 E Brander Pkwy	Shelter Island	\$4,795,000	Traditional	4	4	Y	*1200153
9575 Nassau Point Rd	Cutchogue	\$2,599,000	Traditional	5	4	Y	2881585
11 Freds Ln	Shelter Island	\$1,575,000	Traditional	5	4.5	Y	*1278146
1245 Old Wood Path	Southold	\$1,299,000	Other	4	4.5	N	2857183
145 Fleetwood Rd	Cutchogue	\$1,275,000	2 Story	5	3.5	Y	2913322
132 West Neck Rd	Shelter Island	\$1,075,000	Traditional	4	3	N	*1257703
56525 Route 48	Greenport	\$865,000	Cape	3	2	Y	2865946
630 N North Sea Drive Dr	Southold	\$639,999	Ranch	3	2	N	2872433
5558 Sound Ave	Jamesport	\$599,000	Farmhouse	5	2.5	N	2883931
64 Risa Ct	Flanders	\$550,000	Post Modern	4	2.5	N	2873817
1450 Hortons Ln	Southold	\$549,000	Antique/Hist	2	1.5	N	2911221
7930 Soundview Ave	Southold	\$529,000	2 Story	4	2.5	N	2832821
539 2nd St	Greenport	\$500,000	Farmhouse	3	2	N	2907840
485 Youngs Ave	Mattituck	\$499,000	Exp Ranch	3	2	N	2913660
75 S Oakwood Dr	Laurel	\$499,000	Cottage	4	2	N	2884634
244 Church Ln	Riverhead	\$429,000	Ranch	3	2	N	2911773
145 Arrowhead Ave	Riverhead	\$369,000	Ranch	4	2	N	2899752
510 Oak Ave	Flanders	\$359,900	Cape	4	2	N	2909892
27 Reeves Ave	Riverhead	\$359,000	Exp Ranch	4	2	N	2907901
428 Marcy Ave	Riverhead	\$355,000	Traditional	3	2	N	2796383
44 Further Ln	Riverhead	\$349,000	Ranch	4	2.5	N	2907390
483 Elton St	Riverhead	\$335,000	Cape	4	2	N	2912423
956 Flanders Rd	Flanders	\$309,900	Exp Cape	4	2	Y	2899315
388 Howell Ave	Riverhead	\$299,000	Cape	6	2	N	2875724
20 Point Rd	Flanders	\$284,500	Ranch	2	1	N	2832420
137 East St	Flanders	\$249,000	Ranch	2	2	N	2913978
31 East Ave	Riverhead	\$215,000	Cottage	1	1	N	2895367
1661-149 Old Country Rd	Riverhead	\$159,000	Other	2	2	N	2840566
1661-57 Old Country Rd	Riverhead	\$69,000	Other	2	2	N	2905611
525/44 Riverleigh Ave	Riverhead	\$26,000	Mobile Home	2	1	N	2912163
315 Fox Hill Dr	Baiting Hollow	\$425,000	Condo	2	2	Y	2916970
3308 Bluffs S Dr	Baiting Hollow	\$389,000	Condo	2	2	N	2892517
1004 Willow Pond Dr	Riverhead	\$319,900	Condo	2	2.5	N	2877777
213 Fox Hill Dr	Baiting Hollow	\$299,000	Condo	2	2	N	2734296
1055 Old Farm Rd	Orient	\$569,000	Land			N	2905365
9 Fox Hollow Rd	Shelter Island	\$379,000	Land			N	*1194661
41 Phillips Ln	Aquebogue	\$350,000	Land			N	2909353

9 Ole Buck Run	Shelter Island	\$265,000		Land			N	2917592
68 Seacove Ln	Jamesport	\$249,000		Land			N	2910875
113 Point St	S. Jamesport	\$215,000		Land			N	2771318
265 Burtis Pl	Peconic	\$189,000		Land			N	2903341
44 Booker Dr	Riverhead	\$90,000		Land			N	2911279
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
1459 Peconic Bay Blvd	Laurel	\$2,575,000	\$2,325,000	2 Story	4	2	Y	2861337
1655 Bay Shore Rd	Greenport	\$1,199,000	\$1,199,000	2 Story	2	2	Y	2896347
10885 Peconic Bay Blvd	Mattituck	\$1,195,000	\$900,000	Traditional	4	3	N	2890675
1045 Budds Pond Rd	Southold	\$899,000	\$875,000	Contemporary	3	2	Y	2851735
1485 Mill Creek Dr	Southold	\$740,000	\$740,000	2 Story	4	2	Y	2885123
940 W Hill Rd	Southold	\$695,000	\$655,000	Cape	3	3	N	2880358
9 Wigeon Ct	Riverhead	\$559,000	\$550,000	Victorian	3	2.5	N	2875577
2780 Delmar Dr	Laurel	\$499,000	\$470,000	Cape	5	2	N	2884999
4980 Pequash Ave	Cutchogue	\$485,000	\$513,000	Cape	3	2	N	2901933
27 Northgate Cir	Baiting Hollow	\$459,990	\$435,000	Ranch	3	2	N	2858094
55 Eastward Ct	Mattituck	\$455,000	\$400,000	Hi Ranch	4	2.55	N	2835904
24775 Main Rd	Orient	\$449,000	\$439,000	Farmhouse	4	1.5	N	2899495
168 Shade Tree Ln	Aquebogue	\$440,000	\$435,000	Colonial	4	3.5	N	2855371
500 Center St	Mattituck	\$434,000	\$415,000	Ranch	4	2	N	2890987
20 Ruth Ct	Riverhead	\$409,000	\$390,000	Colonial	5	3.5	N	2880699
185 Albo Dr	Laurel	\$399,500	\$394,000	Ranch	3	2	N	2903345
225 Willow St	Cutchogue	\$350,000	\$377,000	Contemporary	3	2	N	*1274459
23 Tree Haven Ln	Flanders	\$349,000	\$349,000	Ranch	3	1	N	2897927
222 Middle Rd	Riverhead	\$324,999	\$324,000	Cape	4	2	N	2885723
637 Northville Tpke	Riverhead	\$280,000	\$275,000	Cape	2	1	N	2907473
1661-560 Old Country Rd	Riverhead	\$279,900	\$279,900	Other	3	2	N	2872043
126 Royal Ave	Flanders	\$190,000	\$186,000	Ranch	3	2	N	2900204
34 Big Pond Ln	Jamesport	\$699,000	\$680,000	Condo	3	3.5	Y	2838633
28410 Main Rd	Orient	\$1,550,000	\$1,411,000	Land			N	2886320
122 Hickory Ave	Southold	\$389,000	\$380,000	Land			Y	2797710
1525 Greenway East	Orient	\$229,000	\$180,000	Land			N	2873444

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