



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

November 15th – 30th, 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#
34 Little Ram Island Dr	Shelter Island H	\$4,450,000	Traditional	3	2	Y	*1270417
Morningside Ave	Jamesport	\$2,200,000	Cape	3	3.5	Y	2898535
6 Deer Park Ln	Shelter Island	\$1,545,000	Traditional	4	3.5	N	*1270149
134 Central Ave	Greenport	\$995,000	Other	4	3.5	N	2899172
3850 Camp Mineola Rd	Mattituck	\$849,000	Cape	4	2	N	2897995
100 Lighthouse Ln	Southold	\$649,900	Ranch	3	2.5	N	2899000
30 Arlen Ct	Flanders	\$629,000	2 Story	4	2	Y	2897464
16 Foxglove	Aquebogue	\$609,000	2 Story	3	2.5	N	2898001
63 Oaks Ave	Flanders	\$569,000	Cottage	2	1	Y	2897370
56 Palane East	Baiting Hollow	\$559,000	Victorian	4	3.5	N	2896991
24 Aka 280 Washington Ave	Greenport	\$549,000	Cottage	3	1.5	N	2896653
255 Summer Ln	Southold	\$545,900	2 Story	5	3	N	2898596
Lot 1 A J Ct	Riverhead	\$529,999	Victorian	4	2.5	N	2898165
53 Maple Wood Ln	Aquebogue	\$525,000	Colonial	4	2.5	Y	2896908
13 Brander Pky	Shelter Island	\$499,000	Land			N	*1269982
Lot #7 A J Ct	Riverhead	\$479,999	Exp Ranch	3	2	N	2898328
Lot 5 Sunup Trail	Aquebogue	\$479,900	Colonial	4	2.5	Y	2897329
Lot 9 A J Ct	Riverhead	\$459,999	Victorian	4	2.5	N	2898492
1 Huckleberry Hill	Aquebogue	\$439,444	Saltbox	3	2	N	2897671
Lot # 8 A J Ct	Riverhead	\$419,999	Exp Ranch	3	2	N	2898729
774 Flanders Rd	Flanders	\$395,000	Ranch	3	1	N	2897686
19 Josica Dr	Aquebogue	\$370,000	Exp Cape	4	2	N	2898341
23 Tree Haven Ln	Flanders	\$349,000	Ranch	3	1	N	2897927
1035 Calebs Way	Greenport	\$338,500	Ranch	2	2	N	2897806
21 Brown St	Riverhead	\$269,000	Exp Ranch	3	2	N	2898471
630 Northville Tpke	Riverhead	\$260,000	Colonial	3	2	N	2898478
73 Goodridge Ave	Riverhead	\$249,000	Ranch	3	1	N	2897509
67 Reeves Bay Trl	Flanders	\$224,900	Cottage	1	1	Y	2898258
5 Robert St	Riverhead	\$189,900	Contemporary	3	2	N	2896903
66 Sigal Ave	Riverhead	\$174,990	Ranch	3	1	N	2897167
9 Neptune Pl	Baiting Hollow	\$59,900	Cottage	2	1	N	2898881
1661-309 Old Country Rd	Riverhead	\$59,900	Mobile Home	2	1	N	2897492
309-11 Fanning Blvd	Riverhead	\$49,500	Mobile Home	2	1	N	2897237
235 Old Country Rd	Riverhead	\$5,500,000	Comm/Ind			N	2898709
10 14 Flanders Rd	Riverhead	\$2,900,000	Comm/Ind			Y	2898790
11155 Main Rd	Mattituck	\$1,700,000	Comm/Ind			N	2897696
820 Front St	Greenport	\$589,000	Comm/Ind			N	2897947
911 E Main St	Riverhead	\$379,000	Comm/Ind			N	2899021

43375 County Road 48	Southold	\$1,400	Comm/Ind			N	2897037
16 Foxglove Row	Riverhead	\$609,000	Condo	3	2.5	N	2898008
411 Old Country Road	Riverhead	\$14,999,000	Land			N	2899098
62 Westmoreland Dr	Shelter Island	\$950,000	Land			N	2897792
310 Narrow River Rd	Orient	\$950,000	Land			N	2898944
2800 Eugenes Rd	Cutchogue	\$299,000	Land			N	2898284
29475 Main Rd	Cutchogue	\$275,000	Land			N	2897253
25 Fox Chaser Pl	Aquebogue	\$220,000	Land			N	2898428
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
6030 Youngs Ave	Southold	\$1,395,000	Traditional	4	2.5	N	2852509
2 Stearns Point Rd	Shelter Island H	\$1,295,000	Traditional	4	4.5	N	*1267165
2140 Deep Hole Dr	Mattituck	\$1,079,000	Post Modern	3	2.55	Y	2891117
1130 Oak Ave	Southold	\$999,000	Cape	5	3	Y	2887873
57475 Route 48	Greenport	\$899,000	Cottage	1	1	Y	2897357
850 Marratooka Ln	Mattituck	\$849,000	Colonial	4	3.5	Y	2843268
27 Pye Ln	Jamesport	\$799,000	2 Story	2	1	Y	2795413
96 Pleasure Dr	Flanders	\$799,000	Farmhouse	3	4.5	N	2847067
5 Pheasant Ln	Shelter Island	\$769,000	Modern	3	2	N	*1264554
139 5th St	Greenport	\$749,000	Cape	3	1.5	N	2867528
529 1 St	Greenport	\$729,000	Antique/Hist	3	1.5	N	2819611
5705 Stillwater Ave	Cutchogue	\$699,000	Cape	3	2	Y	2880163
312 Oakleigh Ave	Baiting Hollow	\$649,000	Ranch	4	4	N	2888506
1111 Main St	Greenport	\$609,000	Cape	3	2	N	2847849
1980 Stars Rd	East Marion	\$599,000	Contemporary	3	2	N	2890314
8440 Oregon Rd	Cutchogue	\$550,000	Cape	3	1.5	N	2885717
125 Timothy Ln	Jamesport	\$499,999	Colonial	4	2.5	N	2843949
1110 Brigantine Dr	Southold	\$495,000	Ranch	3	1	N	2892826
1450 Mill Creek Dr	Southold	\$474,000	Ranch	4	2	N	2886274
22 Williamson Ln	Jamesport	\$449,000	Cottage	3	1	N	2892652
24065 Main Rd	Orient	\$419,000	Antique/Hist	3	1.5	N	2856038
367 Riley Ave	Mattituck	\$395,000	Cottage	3	1.5	N	2869659
370 N Bayview Road Ext	Southold	\$389,000	Ranch	3	1	N	2845324
169 Trout Brook Ln	Aquebogue	\$385,000	Ranch	3	2.5	N	2853466
22 Kimberly Ct	Baiting Hollow	\$374,500	Ranch	3	2	N	2890539
91 Karlin Dr	Baiting Hollow	\$370,000	Ranch	3	2	N	2836940
211 Royal Ave	Flanders	\$369,000	Ranch	3	1	N	2893204
16 Harbor Rd	Aquebogue	\$359,000	Cottage	3	1.5	N	2888156
152A Merritts Pond Rd	Riverhead	\$349,000	Raised Ranch	3	2.5	N	2881189
2200 Pike St	Mattituck	\$345,000	Ranch	2	1	N	2853108
428 Claus Ave	Riverhead	\$275,000	Other	3	1	N	2878860
32 Wildwood Trl	Riverhead	\$249,990	Ranch	4	2	N	2893664
1661-171 Old Country Rd	Riverhead	\$130,000	Other	2	2	N	2887277
1661-280 Old Country Rd	Riverhead	\$74,999	Mobile Home	2	2	N	2878104
525/194 Riverleigh Ave	Riverhead	\$45,000	Mobile Home	2	1.5	N	2889667
525/C2 Riverleigh Ave	Riverhead	\$22,000	Mobile Home	2	1	N	2887683
59 Golden Spruce Dr	Baiting Hollow	\$528,900	Condo	3	3	N	2881184

3112 Bluffs Drive S	Baiting Hollow	\$399,130		Condo	2	2	N	2843047
901 Willow Pond Dr	Riverhead	\$369,000		Condo	2	2.5	N	2874942
2555 Youngs Ave	Southold	\$340,000		Condo	2	2	N	2880029
2155 Mill Ln	Mattituck	\$2,100,000		Land			N	2829648
278 Washington Ave	Jamesport	\$149,000		Land			N	2865849
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
North View Dr	Orient	\$1,750,000	\$1,650,000	Ranch	3	2	N	2875348
640 Skippers Ln	Orient	\$1,690,000	\$1,450,000	Farmhouse	4	2	N	2764539
856 Sound Shore Rd	Jamesport	\$1,599,000	\$1,500,000	Traditional	4	4	Y	2849493
1970 Village Ln	Orient	\$1,595,000	\$1,500,000	Antique/Hist	3	2.5	N	2848597
1895 Minnehaha Blvd	Southold	\$1,499,000	\$1,450,000	Post Modern	3	3	Y	2845210
80 Green Way	Cutchogue	\$869,000	\$815,000	Colonial	4	3.5	Y	2681283
615 South Dr	Mattituck	\$759,000	\$725,000	Colonial	3	2.5	Y	2880656
3100 Cedar Beach Rd	Southold	\$749,000	\$700,000	Ranch	4	2	Y	2819360
345 Wiggins St	Greenport	\$729,000	\$690,000	Duplex	6	2.55	N	2854166
1575 Sterling Rd	Cutchogue	\$695,000	\$660,000	Contemporary	3	2.5	N	2884595
45 Washington Ave	S. Jamesport	\$675,000	\$675,000	Cottage	3	2	N	2803767
90 Bridle Ct	Cutchogue	\$649,000	\$615,000	Cape	4	3.5	N	2867650
863 Union Ave	Aquebogue	\$615,000	\$595,000	Estate	4	2.5	N	2833307
3520 Ole Jule Ln	Mattituck	\$599,000	\$565,000	Ranch	2	1.5	Y	2758524
595 Pequash Ave	Cutchogue	\$599,000	\$599,000	Farmhouse	3	2.5	N	2887971
1400 Stillwater Ave	Cutchogue	\$579,000	\$560,000	Ranch	3	2	N	2848250
320-326 East Ave	Riverhead	\$529,000	\$445,000	Other	8	5	N	2854934
79 Peconic Bay Blvd	Aquebogue	\$525,000	\$485,000	Exp Cape	3	1.5	N	2872468
2300 Grand Ave	Mattituck	\$450,000	\$440,000	Colonial	4	2.5	N	2858140
149 High Meadow Ln	Jamesport	\$419,900	\$380,000	Exp Ranch	3	2.5	N	2837729
100 Riverside Dr	Riverhead	\$399,000	\$399,000	Cape	3	2.5	N	2863213
36 Goose Neck Ln	Riverhead	\$390,999	\$375,000	Duplex	2	2	N	2876288
340 Bennett Rd	Greenport	\$384,900	\$375,000	Colonial	3	2	N	2839641
305 Newton Ave	Riverhead	\$310,000	\$310,000	Exp Cape	4	2	N	2879525
128 Nadel Dr	Riverhead	\$259,990	\$245,000	Ranch	3	1.5	N	2881654
1661-470 Old Country Rd	Riverhead	\$105,000	\$105,000	Ranch	2	2	N	2885764
525/C2 Riverleigh Ave	Riverhead	\$22,000	\$18,000	Mobile Home	2	1	N	2887683
2 Haverton Ct	Riverhead	\$435,000	\$435,000	Condo	2	3	N	2783773
164 Stoneleigh Dr	Riverhead	\$415,000	\$415,000	Condo	2	2.5	N	2801494
22 Haverton Ct	Riverhead	\$415,000	\$415,000	Condo	2	2.5	N	2801502
2555 Youngs Ave	Southold	\$395,000	\$380,000	Condo	2	2	N	2839127
1202 Pebble Beach Path	Riverhead	\$354,900	\$350,000	Condo	2	2.5	N	2826655
1008 N Bluffs Dr	Baiting Hollow	\$314,900	\$305,000	Condo	2	2	N	2873736
307 Willow Pond Dr	Riverhead	\$279,000	\$255,000	Condo	2	2	N	2856007
207 Bayberry Path	Riverhead	\$249,000	\$239,000	Condo	2	2	N	2867306
6805 Alvahs Ln	Cutchogue	\$359,000	\$325,000	Land			N	2846240
230 Landing Ln	Greenport	\$265,000	\$265,000	Land			N	2863058
1500 Alvahs Ln	Cutchogue	\$175,000	\$140,000	Land			N	2795820
15 Stern Ave	Riverhead	\$80,000	\$65,000	Land			N	2734147
11 Stern Ave	Riverhead	\$80,000	\$65,000	Land			N	2734162

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