



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

*August 1st – August 15th, 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#
4055 Aldrich Ext	Mattituck	\$3,350,000	Contemporary	3	3	Y	2873056
37D Westmoerland Dr	Shelter Island	\$2,875,000	Traditional	4	7	N	*1263088
915 Lakeside Dr	Southold	\$2,695,000	Contemporary	4	4	Y	2873207
27 Dinah Rock Rd	Shelter Island	\$2,675,000	Modern	4	4.5	Y	*1263077
North View Dr	Orient	\$1,750,000	Ranch	3	2	N	2875348
1508 Main Rd	Jamesport	\$1,700,000	Ranch	3	1	N	2875563
13 Prospect Ave	Shelter Island	\$1,695,000	Victorian	3	3.5	N	*1263062
24 East Brander Pky	Shelter Island	\$1,500,000	Cape	5	5	N	*1263060
6 E Hagar Rd	Shelter Island	\$1,450,000	Cape	2	2	Y	*1263038
8 Bayshore Dr	Shelter Island	\$1,250,000	Traditional	3	2.5	N	*1263048
126 Sterling Ave	Greenport	\$995,000	Traditional	3	2	N	2873112
140 Bailie Beach Rd	Mattituck	\$949,000	Post Modern	5	4.5	N	*1262579
46 Lake Dr	Shelter Island	\$920,000	Contemporary	3	2	Y	*1262604
3415 Laurel Trl	Laurel	\$895,000	Colonial	5	4.5	N	2873971
14 Great Circle Dr	Shelter Island	\$895,000	Cottage	3	3	N	*1263071
605 Sound Beach Dr	Mattituck	\$890,000	Contemporary	4	2.5	N	2876175
875 Gull Pond Ln	Greenport	\$845,000	Colonial	4	3	Y	2874628
599 Peconic Bay Blvd	Jamesport	\$799,000	Cottage	1	1	Y	2876246
3965 Rocky Point Rd	East Marion	\$699,900	Victorian	3	2.5	N	2874418
2055 Anchor Ln	Southold	\$695,000	Cape	4	2.5	N	2875264
1405 Village Ln	Orient	\$695,000	Victorian	3	1.5	N	2873256
68 Louise Ct	Riverhead	\$669,000	Traditional	4	2.5	N	2874283
6 Derby Ct	Aquebogue	\$649,000	Colonial	4	2.5	N	2876370
291 South Jamesport Ave	Jamesport	\$609,000	Contemporary	3	3	N	2873740
1330 Saltaire Way	Mattituck	\$600,000	Hi Ranch	4	2	N	2873664
1605 Mccann Ln	Greenport	\$599,000	Ranch	3	2	N	2873513
415 2nd St	Greenport	\$595,000	Antique/Hist	3	2	N	2873507
6500 New Suffolk Rd	New Suffolk	\$579,000	Farmhouse	3	1.5	N	2874316
1305 3rd St	New Suffolk	\$559,000	Bungalow	2	1.5	N	2874397
9 Wigeon Ct	Riverhead	\$559,000	Victorian	3	2.5	N	2875577
64 Risa Ct	Flanders	\$550,000	Post Modern	4	2.5	N	2873817
2450 Lighthouse Rd	Southold	\$550,000	Ranch	3	2	N	2875941
57 Moon Ave	Flanders	\$510,000	Raised Ranch	3	3	Y	2874353
18 Chris Court	Aquebogue	\$495,000	Colonial	3	2.5	N	2873272
1121 Woodcrest Ave	Riverhead	\$469,000	2 Story	3	1	N	2874966
143 Tuthill Ln	Aquebogue	\$459,000	Ranch	3	2	N	2873040
36 Goose Neck Ln	Riverhead	\$449,000	Duplex	2	2	N	2876288
486 Peconic Bay Blvd	Aquebogue	\$429,000	Cape	3	2	Y	2875185

565 Pequash Ave	Cutchogue	\$369,000	Ranch	3	2	N	2876338
552 S Flanders Blvd	Riverhead	\$365,000	2 Story	3	2.5	N	2876693
425 West Ln	Aquebogue	\$355,000	Exp Ranch	3	1	N	2875926
1475 Kenneys Rd	Southold	\$349,900	Cape	4	2	N	2875253
919 Roanoke Ave	Riverhead	\$349,000	2 Story	3	2	N	2872958
1506 Flanders Rd	Flanders	\$329,000	Cottage	3	1	N	2875644
388 Howell Ave	Riverhead	\$325,000	Cape	6	2	N	2875724
821 Northville	Riverhead	\$285,000	Ranch	3	1	N	2873428
147 Oak Ave	Flanders	\$275,000	Ranch	2	1	N	2875407
44 Fanning Rd	Flanders	\$269,996	Ranch	3	1.5	N	2875601
330 Washington Ave	Jamesport	\$264,900	Ranch	2	1	N	2876172
107 Albany Ave	Flanders	\$200,000	Ranch	3	1	N	2873737
46 Pine Ct	Riverhead	\$190,000	Ranch	1	2	N	2876415
19 Eastway Path	Baiting Hollow	\$124,990	2 Story	7	2	N	2875762
525/51 Riverleigh Ave	Riverhead	\$34,000	Mobile Home	3	1.5	N	2873695
3951 Lake Ave	Riverhead	\$1,999,000	Comm/Ind			N	2876401
1508 Main Rd	Jamesport	\$1,700,000	Comm/Ind			N	2875560
41965 & 75 Main Rd	Peconic	\$1,250,000	Comm/Ind			N	2874596
8400 Main Rd	Mattituck	\$1,125,000	Comm/Ind			N	2875118
41965 Main Rd	Peconic	\$750,000	Comm/Ind			N	2874598
75 Peconic Ln	Peconic	\$499,000	Comm/Ind			N	2874595
55 Golden Spruce Dr	Baiting Hollow	\$519,000	Condo	3	3	N	2875532
2555 Youngs Ave	Southold	\$399,000	Condo	2	2	N	2874098
901 Willow Pond Dr	Riverhead	\$374,000	Condo	2	2.5	N	2874942
1008 N Bluffs Dr	Baiting Hollow	\$314,900	Condo	2	2	N	2873736
1435 Albertson Ln	Greenport	\$1,489,000	Land			N	2873925
12632 Main Rd	East Marion	\$995,000	Land			Y	2873678
4145 Wells Road	Peconic	\$479,000	Land			Y	2873488
1525 Greenway East	Orient	\$229,000	Land			N	2873444
78 Baiting Hollow Ln	Baiting Hollow	\$179,000	Land			N	2876085
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1077 Bay Home Rd	Southold	\$1,875,000	Cape	4	5.5	Y	2798414
2886 Ruth Road Ext	Mattituck	\$1,595,000	2 Story	5	5.5	Y	2770633
165 Red Fawn Rd	Southold	\$1,499,000	2 Story	6	5.55	N	2853384
3070 Peconic Ln	Peconic	\$1,450,000	Antique/Hist	4	4	N	2858339
1800 Village Ln	Orient	\$1,295,000	Antique/Hist	3	2.5	N	2848097
1320 King St	Orient	\$1,295,000	Cape	3	2.5	N	2836601
524 Tuthills Ln	Aquebogue	\$1,095,000	Ranch	4	3.5	N	2783820
1100 Route 48	Mattituck	\$995,000	Farmhouse	4	2	N	2789646
345 Private #8 Rd	East Marion	\$885,000	Colonial	5	2.5	N	2847135
13 Harbor Rd	Aquebogue	\$869,000	Exp Cape	3	2	Y	2841369
3475 Wunneweta Rd	Cutchogue	\$849,000	2 Story	5	3	N	2802810
7 Fox Hollow Run Run	Shelter Island	\$825,000	Contemporary	3	2.5	N	2814576
500 The Esplanade	Southold	\$825,000	Traditional	4	2.5	N	2865783
735 Waterview Dr	Southold	\$799,000	Ranch	3	2	Y	2844504
237 Monsell Pl	Greenport	\$699,000	Antique/Hist	3	2	N	*1262964

620 Willow Dr	Greenport	\$549,000		Ranch	3	2	N	2874583
945 Westwood Ln	Greenport	\$539,000		Traditional	4	2	N	2841749
62 Washington Ave	Greenport	\$539,000		Colonial	4	2.5	N	2851056
2041 Osborn Ave	Baiting Hollow	\$529,000		Farmhouse	4	2	N	2779387
56 4th St	S. Jamesport	\$519,000		Cape	4	2	N	2848786
244 Church Ln	Aquebogue	\$479,000		Ranch	3	2	N	2823713
75 The Crossway	East Marion	\$475,000		Ranch	3	2	N	2871438
47 Grant Dr	Aquebogue	\$469,000		2 Story	3	2.5	N	2866428
2300 Grand Ave	Mattituck	\$450,000		Colonial	4	2.5	N	2858140
1740 Edwards Ave	Baiting Hollow	\$449,000		Ranch	3	2	N	2851260
852 Pond View Rd	Riverhead	\$429,000		Contemporary	3	3	Y	2861092
3204 Bluffs Dr S	Baiting Hollow	\$419,000		Other	2	2	N	2854322
132 Church Ln	Aquebogue	\$409,000		Ranch	3	1.5	N	2865928
21 Locust St	Aquebogue	\$405,000		Cape	2	2	N	2848377
45 Eileen Cir	Jamesport	\$400,000		Ranch	3	2	N	2865261
130 High Meadow Ln	Jamesport	\$399,900		Ranch	3	2	N	2868777
1330 Cedarfields Dr	Greenport	\$399,000		Colonial	2	2	N	2869414
35915 Main Rd	Cutchogue	\$395,000		Traditional	3	1.5	N	2846368
55 King Ave	Flanders	\$389,000		Ranch	3	2	N	2859705
156 Fox Run Ln	Aquebogue	\$369,000		Cape	4	2	N	2835893
293 Herricks Ln	Jamesport	\$365,000		Farmhouse	3	2	N	2872038
1270 Skunk Ln	Cutchogue	\$360,000		Farmhouse	3	1	N	2872638
59 Further Ln	Riverhead	\$350,000		Ranch	3	1	N	2869045
21 Royal Ave	Flanders	\$275,000		Ranch	3	1	N	2829059
32 Birch Ave	Flanders	\$275,000		Cape	3	1	N	2865673
1661-313 Old Country Rd	Riverhead	\$195,000		Other	2	2	N	2865799
1119 Ostrander Ave	Riverhead	\$194,000		Cape	3	1.5	N	2820218
32 B Witt	Aquebogue	\$115,000		Ranch	2	2	N	2858291
1661-299 Old Country Rd	Riverhead	\$94,000		Mobile Home	2	2	N	2873263
45 Anchor Path	Baiting Hollow	\$60,000		Cottage	2	1	N	2832790
1795 #51 Osborne Ave	Riverhead	\$55,000		Mobile Home	2	1	N	2857767
2820 Shipyard Ln	East Marion	\$879,000		Condo	2	2.5	Y	2837007
5 Haverton Ct	Riverhead	\$415,000		Condo	2	2.5	N	2801496
4 Haverton Ct	Riverhead	\$415,000		Condo	2	2.5	N	2801498
24 Haverton Ct	Riverhead	\$415,000		Condo	2	2.5	N	2801500
25 Haverton Ct	Riverhead	\$415,000		Condo	2	2.5	N	2801501
65490 Main Rd	Greenport	\$375,000		Co-Op	2	0.5	Y	2855608
61475 County Road 48	Greenport	\$375,000		Condo	2	2	N	2848570
2002 Willow Pond Dr	Riverhead	\$269,000		Condo	2	2	N	2861726
2705 Indian Neck Ln	Peconic	\$999,000		Land			N	2804849
230 Landing Ln	Greenport	\$265,000		Land			N	2863058
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	
37D& 37F Westmoreland Dr	Shelter Island	\$4,500,000	\$3,800,000	Estate	4	7	Y	27
37D Westmoreland Dr	Shelter Island	\$2,875,000	\$2,400,000	Estate	4	7	Y	27
6242 Great Peconic Ba Blvd	Laurel	\$1,599,000	\$1,510,000	Colonial	6	3.5	Y	27
430 W Creek Ave	Cutchogue	\$1,295,000	\$1,275,000	Colonial	3	2.5	Y	27

1660 Indian Neck Ln	Peconic	\$1,250,000	\$1,225,000	Cape	6	5.5	N	28
555 Soundview Rd	Orient	\$1,199,000	\$999,000	Nantucket	5	3	Y	28
27 Great Circle Dr	Shelter Island	\$990,000	\$920,000	Contemporary	5	3	N	*1
60 Laurel Ct	Laurel	\$975,000	\$950,000	2 Story	3	3.5	N	28
1415 Harbor Ln	Cutchogue	\$875,000	\$870,000	Ranch	3	2.5	Y	28
62 Founders Path	Baiting Hollow	\$799,999	\$720,000	Cape	2	2	Y	28
625 Uhl Ln	Orient	\$725,000	\$732,000	Contemporary	4	3	N	28
995 Haywaters Rd	Cutchogue	\$649,000	\$651,000	2 Story	3	3	N	28
860 Diedricks Rd	Orient	\$625,000	\$626,000	Ranch	2	1.5	N	28
95 Highwood Rd	Southold	\$599,000	\$594,500	Cape	3	2	N	28
2080 Elijahs Ln	Mattituck	\$525,000	\$510,000	Ranch	4	3	N	28
17 Silver Beech Ln	Baiting Hollow	\$524,999	\$500,000	Contemporary	4	3.5	N	28
7 Grant Dr	Aquebogue	\$519,000	\$499,000	Victorian	4	2.5	N	27
510 Holden Ave	Cutchogue	\$510,000	\$485,000	Ranch	3	2	N	28
1100 North Sea Dr	Orient	\$499,000	\$465,000	Ranch	3	2	N	28
7 Vineyard Way	Aquebogue	\$429,000	\$416,000	Ranch	4	3	N	28
5860 Hortons Ln	Southold	\$429,000	\$423,000	Ranch	3	2	N	28
66 Church Ln	Aquebogue	\$399,000	\$383,000	Exp Ranch	3	2	N	28
135 Northern Pky	Riverhead	\$389,000	\$370,000	2 Story	3	2	N	28
67 Trout Brook Ln	Aquebogue	\$379,000	\$370,000	Traditional	4	2	N	28
2004 Sound Ave	Baiting Hollow	\$369,000	\$275,000	Cape	5	2	N	27
54 Beach Rd	Laurel	\$359,000	\$385,125	Cottage	3	1.5	N	28
15 Daly Ct	Riverhead	\$339,990	\$329,000	Ranch	3	1.5	N	27
4125 Oaklawn Avenue Ext	Southold	\$339,000	\$305,000	Ranch	2	2	N	27
60 Forest Dr	Aquebogue	\$339,000	\$325,000	Ranch	3	2	N	28
23 Anchor St	Flanders	\$329,000	\$315,000	Ranch	3	2	N	28
92 Riverside Ave	Flanders	\$319,000	\$300,000	Ranch	3	2	N	28
11 Aka 175 Silver Ln	Greenport	\$299,000	\$297,000	Cottage	2	1	N	*1
64 Sandy Hollow Ct	Riverhead	\$249,000	\$235,000	Ranch	2	1	N	28
6 Pegs Ln	Riverhead	\$240,000	\$225,000	Cape	2	1	N	28
410 Ostrander Ave	Riverhead	\$235,000	\$245,000	2 Story	4	1.5	N	28
4 Andrea Ct	Riverhead	\$229,000	\$200,000	Ranch	3	1	N	28
1661-373 Old Country Rd	Riverhead	\$220,000	\$220,000	Ranch	3	2	N	28
525 Riverleigh/88 Ave	Riverhead	\$64,999	\$62,000	Mobile Home	2	2	N	28
45 Anchor Path	Baiting Hollow	\$60,000	\$45,000	Cottage	2	1	N	28
1795 #51 Osborne Ave	Riverhead	\$55,000	\$48,000	Mobile Home	2	1	N	28
1005 N Bluffs Dr	Baiting Hollow	\$349,000	\$349,000	Condo	2	2	Y	28
1003 N Bluffs Dr	Baiting Hollow	\$339,999	\$337,500	Condo	2	2	Y	27
950 Wells Rd	Laurel	\$215,000	\$215,000	Land			N	28
2nd St	Greenport	\$189,000	\$190,000	Land			N	27

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