



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

May 1st-15th, 2016 Market Report
The "Real State" of the Real Estate Market

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NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
29 Winthrop Rd	Shelter Island	\$7,950,000	Traditional	6	6.555	Y	*1254259
3875 Hallock Ln Ext	Mattituck	\$7,500,000	Estate	6	7.5	Y	2850026
66 Ram Island Dr	Shelter Island	\$5,950,000	Estate	3	3.5	Y	*1254224
8871 Oregon Rd	Cutchogue	\$3,900,000	Colonial	7	5.5	Y	2851642
30185 Cabots Wood Rd	Peconic	\$3,200,000	Traditional	3	3.5	Y	2849156
1105 Birdseye Rd	Orient	\$2,550,000	Traditional	4	2	N	2852377
2505 Soundview Ave	Mattituck	\$2,500,000	Mediterranean	4	3	Y	2850347
3055 Nassau Point Rd	Cutchogue	\$2,295,000	Traditional	5	2.5	Y	2851040
54 Westmoreland Dr	Shelter Island	\$2,200,000	Contemporary	5	4	Y	*1254322
Middle Rd	Baiting Hollow	\$1,999,999	Farmhouse	5	4.55	N	2852491
1425 Meadow Beach Ln	Mattituck	\$1,990,000	2 Story	3	2.5	Y	2851624
1368 Northville Tpke	Riverhead	\$1,962,000	Traditional	3	2.5	N	2849355
856 Sound Shore Rd	Jamesport	\$1,599,000	Traditional	4	4	Y	2849493
6030 Youngs Ave	Southold	\$1,450,000	Traditional	4	2.5	N	2852509
1200 Indian Neck Ln	Peconic	\$1,450,000	Antique/Hist	3	2.5	N	2850569
555 Soundview Rd	Orient	\$1,350,000	Nantucket	5	3	Y	2850409
15 Quaker Path	Shelter Island	\$1,350,000	Contemporary	4	2.5	N	*1254318
20 Vincent St	Orient	\$1,150,000	Antique/Hist	4	2	N	2850491
1055 North View Dr	Orient	\$1,100,000	Raised Ranch	4	2	N	2851342
5503 Main Bayview Rd	Southold	\$1,085,000	Cape	3	2	Y	2849134
2 Cliff Way	Baiting Hollow	\$1,057,000	Contemporary	4	3	Y	2850612
50 Light House Rd	Southold	\$995,000	Farmhouse	4	2	N	2849638
47 N Midway Rd	Shelter Island	\$995,000	Bungalow	2	2	N	*1254888
800 N Lakeside North Dr	Southold	\$989,000	Post Modern	3	3	Y	2851828
17 Huntington Ln	Flanders	\$980,000	Victorian	4	3	Y	2852890
1475 Lands End Rd	Orient	\$975,000	Post Modern	3	2	N	2849220
222 Manor Pl	Greenport	\$969,000	Duplex	2	2.555	N	2849658
1045 Budds Pond Rd	Southold	\$949,000	Contemporary	3	2	Y	2851735
11635 Main Rd	East Marion	\$939,900	Farmhouse	6	4	N	2852582
385 North Ln	East Marion	\$925,000	Farm Ranch	3	2.5	Y	2848870
1A Jaspa Rd	Shelter Island	\$895,000	Contemporary	4	2.5	N	*1254374
1415 Harbor Ln	Cutchogue	\$875,000	Ranch	3	2.5	Y	2852497
3870 Rocky Point Rd	East Marion	\$875,000	Exp Cape	4	3	N	2852197
555 Broadwaters Rd	Cutchogue	\$849,000	Ranch	3	1	N	2852446
62 Founders Path	Baiting Hollow	\$799,999	Cape	2	2	Y	2852804
4030 Nassau Point Rd	Cutchogue	\$799,000	Ranch	3	3	N	2850417
24 And 47 Pierson Rd	Flanders	\$759,000	Cottage	2	1.5	Y	2848892
372 North Dr	Mattituck	\$749,900	2 Story	4	3	Y	*1255056

4175 Ole Jule Ln	Mattituck	\$745,000	Cape	4	3	N	2848945
625 Uhl Ln	Orient	\$725,000	Contemporary	4	3	N	2850433
570 Crittens Ln	Southold	\$689,000	Cape	3	2	N	2850562
5765 Bergen Ave	Mattituck	\$650,000	Nantucket	4	3	N	2850237
4105 Wickham Ave	Mattituck	\$650,000	Cottage	3	2	Y	2851685
910 Tuthill Road Ext	Southold	\$649,000	Traditional	3	2.5	N	2851261
5825 Westphalia Rd	Mattituck	\$649,000	Farmhouse	5	3.5	N	2850691
805 August Ln	Greenport	\$649,000	Cape	3	2.5	N	2852467
295 Bennetts Ln	Southold	\$615,000	Ranch	3	2	N	2852436
727 1st St	Greenport	\$579,000	Antique/Hist	3	2	N	2849354
25 Windflower Ln	Riverhead	\$565,000	Post Modern	4	2.5	N	2852422
280 Lupton Point Rd	Mattituck	\$563,000	Cape	4	2.5	Y	2852143
5 Campground Cir	Jamesport	\$549,999	Cottage	2	1	N	2851944
4270 Aldrich Ln	Laurel	\$549,000	Traditional	4	2	N	2851184
1220 Youngs Ave	Southold	\$549,000	Farmhouse	4	2	N	2852176
62 Washington Ave	Greenport	\$547,999	Colonial	4	2.5	N	2851056
2080 Elijahs Ln	Mattituck	\$525,000	Ranch	4	3	N	2851116
7619+ 7617 Soundview Ave	Southold	\$525,000	Cottage	2	1.5	Y	2849298
1004 Main St	Greenport	\$525,000	Cape	4	2	N	2848827
375 Farmveu Rd	Mattituck	\$499,999	Colonial	3	2.5	N	2852488
1900 Aldrich Ln	Laurel	\$499,000	Farmhouse	3	2	N	2851259
47 Grant Dr	Aquebogue	\$469,000	Colonial	3	2.5	N	2851237
2120 Brigantine Dr	Southold	\$465,000	Cottage	3	2.5	N	2851417
407 West Ln	Aquebogue	\$453,200	Colonial	4	3	N	2851640
55 Jacobs Pl	Aquebogue	\$450,000	Contemporary	2	2	N	*1254317
1740 Edwards Ave	Baiting Hollow	\$449,000	Ranch	3	2	N	2851260
55 Topping Dr	Riverhead	\$430,000	Cape	3	2.5	N	2852359
5860 Hortons Ln	Southold	\$429,000	Ranch	3	2	N	2849891
374 Howell Ave	Riverhead	\$424,500	Ranch	5	2	N	2851079
45 Eileen Cir	Jamesport	\$412,000	Ranch	3	2	N	2851346
58945 Route 25	Southold	\$400,000	Cottage	3	1	N	2852340
153 Long Neck Blvd	Flanders	\$385,000	Cape	4	2	N	2849522
1977 Sound Ave	Baiting Hollow	\$339,000	Split Ranch	3	2.5	N	2850450
60 Forest Dr	Aquebogue	\$339,000	Ranch	3	2	N	2848869
250 Newton Ave	Riverhead	\$314,996	Victorian	3	1.5	N	2852515
13 Church Ln	Riverhead	\$279,900	Cape	2	1	N	2849384
1427 Northville Tpke	Riverhead	\$230,000	Traditional	3	2.5	N	2849365
12 Beach Hill Rd	Baiting Hollow	\$149,990	Cottage	3	1	Y	2852810
1661-169 Old Country Rd	Riverhead	\$98,500	Other	2	2	N	2851544
525/71 Riverleigh Ave	Riverhead	\$35,000	Mobile Home	2	0	N	2849022
235 Old Country Rd	Riverhead	\$5,500,000	Comm/Ind			N	2852483
49925 Route 25	Southold	\$579,000	Comm/Ind			N	2849132
406 Osborn Ave	Riverhead	\$335,000	Comm/Ind			N	2852746
West Main St	Riverhead	\$49,000	Comm/Ind			N	2851829
222 Manor Pl	Greenport	\$1,900	Comm/Ind			N	2849697
58473 Main Rd	Southold	\$600	Comm/Ind			N	2851647
37 Stirling Cv	Greenport	\$675,000	Condo	2	2	Y	2849469

2555 Youngs Ave	Southold	\$399,000	Condo	2	2	N	2850590
2555 Youngs Ave	Southold	\$395,000	Condo	2	2	N	2848802
2706 Willow Pond Dr	Riverhead	\$239,000	Condo	1	1.5	N	2849299
1000 Ninth St	Greenport	\$129,000	Co-Op	1	1	N	2851740
1000 Ninth St	Greenport	\$129,000	Co-Op	1	1	N	2851748
411 Old Country Rd	Riverhead	\$15,000,000	Land			N	2852852
1299 Main Rd	Jamesport	\$3,990,000	Land			N	2852811
200 Beebe Dr	Cutchogue	\$1,400,000	Land			Y	2852356
1368 Northville Tpke	Riverhead	\$627,200	Land			N	2849378
25 Osprey Rd	Shelter Island	\$550,000	Land			N	2849558
406 Osborn Ave	Riverhead	\$335,000	Land			N	2852741
43 Smugglers Path	Jamesport	\$319,000	Land			N	2852206
465 Westwood Ln	Greenport	\$299,000	Land			N	2852120
245 Little Peconic Bay Rd	Cutchogue	\$239,000	Land			N	2851066
665 Moose Trl	Cutchogue	\$215,000	Land			N	2848814
145 Herricks Ln	Riverhead	\$215,000	Land			N	2851239
350 Wood Ln	Greenport	\$210,000	Land			N	2850588
1260 Nakomis	Southold	\$169,000	Land			N	2849583
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
4625 Aldrich Lane Ext	Mattituck	\$3,750,000	Estate	4	4.5	Y	2821867
15 Point Ln	Shelter Island	\$2,650,000	Contemporary	4	2.55	Y	*1246111
25 Lake Dr	Shelter Island	\$1,250,000	Farmhouse	4	2.5	N	*1225423
3905 Wells Rd	Peconic	\$1,200,000	Cape	5	3.5	Y	2850096
3050 Fairway Dr	Cutchogue	\$995,000	Traditional	4	3	N	2834636
818 Main St	Greenport	\$899,000	Other	3	3.5	N	2833256
55000 Main Rd	Southold	\$799,000	Colonial	6	3.5	N	2742347
800 Depot Ln	Cutchogue	\$785,000	Contemporary	4	2.5	N	2838922
9100 Main Rd	East Marion	\$749,000	Antique/Hist	3	2	N	2812339
60 Cobbetts Ln	Shelter Island	\$749,000	Split	5	3	N	2656754
1601 Main Rd	Jamesport	\$699,000	Store+Dwell	2	2.55	N	2753543
634 Carpenter St	Greenport	\$695,000	Farmhouse	3	2	N	2805039
1640 Sterling Rd	Cutchogue	\$655,000	Saltbox	3	2	N	2836811
995 Haywaters Rd	Cutchogue	\$649,000	2 Story	3	3	N	2829933
155 Harvest Ln	Mattituck	\$649,000	Ranch	3	3	N	2839992
300 Green Hill Ln	Greenport	\$649,000	Colonial	4	2	N	2840811
4465 Wickham Ave	Mattituck	\$635,000	Traditional	3	2.5	N	2839422
630 Lake Dr	Southold	\$609,000	Cape	4	2	N	2833650
605 Bay Shore Rd	Greenport	\$599,999	Cape	4	3	Y	2840514
116 South Jamesport Ave	S. Jamesport	\$599,000	Antique/Hist	3	2	N	2797067
215 Marina Ln	East Marion	\$569,000	Colonial	4	2.5	N	2841886
1680 Henrys Ln	Peconic	\$549,000	Ranch	3	2	N	2824954
517 Brown St	Greenport	\$499,000	Farmhouse	4	1	N	2843141
881 Pleasure Dr	Flanders	\$495,000	Cape	4	3	N	2849612
2460 Paradise Shores Rd	Southold	\$475,000	Cottage	5	2	N	2846720
75 Further Ln	Riverhead	\$449,000	Exp Ranch	4	4.5	N	2807807
189 Herricks Ln	Jamesport	\$415,000	Ranch	3	2	N	2833390

233 S Williams Way	Baiting Hollow	\$389,900	Ranch	3	2	N	2850685	
491 Maple Ave	Flanders	\$389,000	2 Story	4	2.5	N	2824876	
67 Trout Brook Ln	Aquebogue	\$379,000	Traditional	4	2	N	2845291	
305/970 7th St	Greenport	\$375,000	Bungalow	1	1	N	2845644	
57 Nash	Flanders	\$329,000	Ranch	2	1	Y	2812019	
92 Riverside Ave	Flanders	\$319,000	Ranch	3	2	N	2848027	
3460 Camp Mineola Rd	Mattituck	\$299,000	Cottage	3	1	N	2820312	
321 Riverside Dr	Riverhead	\$289,000	Colonial	3	1.5	N	2838613	
1661-373 Old Country Rd	Riverhead	\$220,000	Ranch	3	2	N	2847974	
60 Beach Hill Dr	Baiting Hollow	\$175,000	Cottage	2	1	N	2836948	
1661-237 Old Country Rd	Riverhead	\$79,900	Other	2	2	N	2821722	
11 Cottage Rd	Baiting Hollow	\$62,000	Cottage	2	1	N	2793769	
1661-283 Old Country Rd	Riverhead	\$34,000	Mobile Home	2	1	N	2845132	
525/C26 Riverleigh Ave	Riverhead	\$32,000	Mobile Home	2	1	N	2847852	
39 Cottage Rd	Baiting Hollow	\$29,990	Cottage	3	1	N	2818205	
55000 Main Rd	Southold	\$799,000	Comm/Ind			N	2727246	
1601 Main Rd	Jamesport	\$699,000	Comm/Ind			N	2752543	
555 Meadow Ct	Southold	\$740,000	Condo	3	2.5	Y	2751893	
127 Stoneleigh Dr	Riverhead	\$429,000	Condo	2	2.5	N	2837385	
602 Fox Hill Dr	Baiting Hollow	\$399,000	Condo	2	2	N	2842616	
1601 Willow Pond Dr	Riverhead	\$225,000	Condo	1	1.5	N	2838389	
308 Willow Pond Dr	Riverhead	\$220,000	Condo	1	1.5	N	2814693	
1000 Ninth Street St	Greenport	\$110,000	Co-Op	1	1	N	2837787	
2662 Long Creek Dr	Southold	\$1,250,000	Land			N	2814105	
2684 Long Creek Dr	Southold	\$425,000	Land			Y	2814103	
75-2 Further Ln	Riverhead	\$150,000	Land			N	2847760	
1009 Reeves Ave	Riverhead	\$149,000	Land			N	2707966	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
905 Aquaview Ave	East Marion	\$1,800,000	\$1,650,000	Other	4	2	Y	*1249591
7325 Nassau Point Rd	Cutchogue	\$1,699,500	\$1,593,750	2 Story	4	3	Y	2844995
4565 Nassau Point Rd	Cutchogue	\$1,635,000	\$1,300,000	Contemporary	2	2	Y	2787503
14905 New Suffolk Ave	New Suffolk	\$1,499,000	\$1,412,500	Traditional	3	3	N	2794075
5 Freds Ln	Shelter Island	\$1,195,000	\$1,150,000	Contemporary	4	4.5	N	*1239568
1005 Mill Rd	Peconic	\$999,000	\$850,000	Colonial	5	3.5	N	2784150
830 Clearview Rd	Southold	\$999,000	\$958,500	Cape	3	2	Y	2765198
830 Clearview Rd	Southold	\$999,000	\$958,500	Cape	3	2	Y	2790601
1020 Glenn Rd	Southold	\$779,000	\$708,000	Cape	4	2.5	Y	2742030
105 Lloyds Ln	Mattituck	\$740,000	\$680,000	Victorian	4	2.5	N	2814006
89 Morningside Ave	Jamesport	\$699,999	\$681,000	Cape	3	2	N	2826891
308 Wiggins St	Greenport	\$699,000	\$625,000	Farmhouse	3	2	N	2802822
1570 Mason Dr	Cutchogue	\$679,000	\$679,000	Ranch	2	1	Y	2830244
1380 Corey Creek Ln	Southold	\$679,000	\$655,000	2 Story	3	3	Y	2802675
17 Smith St	Shelter Island	\$595,000	\$535,000	Bungalow	3	1	N	*1240828
31 Foxglove Row	Aquebogue	\$575,000	\$560,000	Post Modern	4	2.5	N	2812948
307 Bridge St	Greenport	\$545,000	\$535,000	Traditional	4	2.5	N	2831841
65 Gin Ln	Southold	\$499,900	\$480,000	Ranch	3	2	N	2820750

75 Tyler Dr	Riverhead	\$499,000	\$465,000	Ranch	3	2	N	2792961
2755 Westview Dr	Mattituck	\$475,000	\$457,500	Ranch	3	2	N	2826462
25 Trout Brook Ln	Aquebogue	\$359,000	\$325,000	Cape	3	2	N	2802727
Lot 2 Gateway East Dr	Riverhead	\$342,500	\$337,000	Exp Ranch	3	2	N	2717661
54 Gateway East Dr	Riverhead	\$334,900	\$325,000	Ranch	3	2	N	2807667
1530 Sigsbee Rd	Mattituck	\$319,500	\$315,000	Cottage	3	1	N	2824071
123 & 117 Ostrander Ave	Riverhead	\$315,000	\$300,000	2 Story	4	2.55	N	2801995
7185A Pec Bay . Blvd	Laurel	\$299,000	\$280,000	Ranch	2	1	N	2742214
211 Royal Ave	Flanders	\$289,000	\$288,000	Ranch	3	1	N	2793366
8 Pirate St	Riverhead	\$205,000	\$210,000	Ranch	2	1	N	2828971
1661-31 Old Country Rd	Riverhead	\$96,000	\$94,000	Other	2	2	N	2796365
11 Cottage Rd	Baiting Hollow	\$62,000	\$62,000	Cottage	2	1	N	2793769
1661-443 Old Country Rd	Riverhead	\$50,000	\$50,000	Mobile Home	2	2	N	2837000
39 Cottage Rd	Baiting Hollow	\$29,990	\$26,000	Cottage	3	1	N	2818205
117 & 123 Ostrander Ave	Riverhead	\$315,000	\$300,000	Comm/Ind			N	2801998
61475 County Road 48	Greenport	380000	\$370,000	Condo	2	2	Y	2754765
1701 Bluffs Dr	Baiting Hollow	365000	\$330,000	Condo	2	2.5	N	2834404
2703 Amen Cor	Riverhead	320000	\$300,000	Condo	2	2	N	2818475
1720 Bay Shore Rd	Greenport	249000	\$200,000	Land			N	2800461
9325 Main Bayview Rd	Southold	165000	\$130,000	Land			N	2804121

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