



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

October 1st-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#
4 Sylvester Ct	Shelter Island H	\$16,000,000	Traditional	7	7	Y	*1267610
1 Winthrop Rd	Shelter Island H	\$6,450,000	Traditional	5	3.5	Y	*1267164
22 Merkel Ln	Shelter Island	\$4,750,000	Post Modern	4	4.5	Y	*1267590
403 Peconic Bay Blvd	Aquebogue	\$3,700,000	Modern	6	4.55	Y	2888801
7 Gazon Rd	Shelter Island	\$1,600,000	Farmhouse	3	2.5	Y	*1267166
24 E Brander Pkwy	Shelter Island	\$1,500,000	Farmhouse	6	5	N	*1267139
2 Stearns Point Rd	Shelter Island H	\$1,295,000	Traditional	4	4.5	N	*1267165
2300 Sound	Baiting Hollow	\$1,290,000	Contemporary	4	3	Y	2889680
166 Ferry Rd	Shelter Island H	\$1,250,000	Farmhouse	9	3.5	N	*1267601
950 Strohson Rd	Cutchogue	\$1,150,000	2 Story	3	3	Y	2888937
1130 Oak Ave	Southold	\$999,000	Cape	5	3	Y	2887873
4654 Sound Ave	Riverhead	\$999,000	Farmhouse	7	2.5	N	2890668
20 Congdon Rd	Shelter Island	\$875,000	Farmhouse	3	2	N	2890132
671 Summit Dr	Mattituck	\$799,000	2 Story	3	2.5	N	2888820
305 Leeward Dr	Southold	\$725,000	Ranch	3	2.5	N	2889218
2135 Beebe Dr	Cutchogue	\$699,000	Exp Ranch	3	3	N	2888219
95 Mastro Rd	Baiting Hollow	\$669,000	Ranch	4	3	N	2890253
395 Hartmanns Farm Rd	Riverhead	\$665,000	Traditional	3	2.5	Y	2888126
730Aka1200 Main St	Greenport	\$659,000	Farmhouse	4	2.5	N	2889488
312 Oakleigh Ave	Baiting Hollow	\$649,000	Ranch	4	4	N	2888506
2405 Marratooka Rd	Mattituck	\$629,000	Ranch	3	2.55	N	2888144
1980 Stars Rd	East Marion	\$599,000	Contemporary	3	2.5	N	2890314
595 Pequash Ave	Cutchogue	\$599,000	Farmhouse	3	2.5	N	2887971
5 Conrad Rd	Shelter Island	\$585,000	Ranch	3	2.5	N	*1267167
7325 Bridge Ln	Cutchogue	\$549,000	Exp Ranch	3	3	N	2889153
356-2 Oakleigh Ave	Baiting Hollow	\$449,000	Cottage	2	2	N	2887773
3600 S Harbor Rd	Southold	\$449,000	Ranch	3	1	N	2888885
1825 Main Bayview Rd	Southold	\$442,000	Cottage	2	1	N	2887527
4295 Pequash Ave	Cutchogue	\$435,000	Cottage	2	1	N	2888977
164 Merritts Pond Rd	Riverhead	\$424,000	Traditional	4	2	N	2888028
260 Mill Creek Dr	Southold	\$399,000	Ranch	2	1	N	2889377
922 Ostrander Ave	Riverhead	\$399,000	Ranch	4	3.5	N	2889738
163 Ackerly St	Riverhead	\$380,000	Ranch	2	1.5	N	2889090
103 Tuthill Ln	Aquebogue	\$375,000	Ranch	3	2	N	2888983
109 Eight Bells Rd	Riverhead	\$369,000	Cottage	2	1	N	2890116
16 Harbor Rd	Aquebogue	\$359,000	Cottage	3	1.5	N	2888156
41 Malcolm Way	Riverhead	\$314,900	Ranch	3	2	N	2890324
1395 Henry's Ln	Peconic	\$299,000	Other	3	1.5	N	2887576

39 Flanders Blvd	Flanders	\$258,000	Ranch	3	2	N	2888815
1661-572 Old Country Rd	Riverhead	\$225,500	Other	2	2	N	2887395
8 N Railroad	Jamesport	\$219,000	Mobile Home	2	2	N	2888722
1661-508 Old Country Rd	Riverhead	\$188,500	Other	2	2	N	2887401
92 Priscilla Ave	Riverhead	\$169,990	Ranch	2	1	N	2890144
240 Priscilla Ave	Flanders	\$166,400	Cape	4	2	N	2889419
1661-463 Old Country Rd	Riverhead	\$142,000	Ranch	2	2	N	2889565
38 Neptune Pl	Baiting Hollow	\$67,000	Cottage	1	1	N	2890098
525/194 Riverleigh Ave	Riverhead	\$45,000	Mobile Home	2	1.5	N	2889667
525/C2 Riverleigh Ave	Riverhead	\$24,000	Mobile Home	2	1	N	2887683
305 North Road	Greenport	\$2,500,000	Comm/Ind			N	2890240
818 Roanoke Ave	Riverhead	\$639,000	Comm/Ind			N	2889542
22260 Main Rd	Orient	\$499,000	Comm/Ind			N	2888500
1 Stirling Cv	Greenport	\$825,000	Condo	2	2	Y	2890153
413 Fox Hill Dr	Baiting Hollow	\$399,000	Condo	2	2	Y	2888702
2555 Youngs Ave	Southold	\$360,000	Condo	2	2	N	2889923
6900 Wickham Ave	Mattituck	\$999,999	Land			N	2887510
890 Miller Rd	Mattituck	\$299,000	Land			N	2887421
21 Warner Ct	Baiting Hollow	\$229,000	Land			N	2889057
582 Peconic Bay Blvd	Jamesport	\$164,900	Land			N	2888468
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
3 Nostrand Pky	Shelter Island	\$11,500,000	Traditional	6	8.5	Y	*1249472
47 Peconic Ave	Shelter Island	\$2,175,000	Traditional	3	3.5	Y	2685460
7955 Nassau Point Rd	Cutchogue	\$1,995,000	Colonial	5	3	Y	2819209
856 Sound Shore Rd	Jamesport	\$1,599,000	Traditional	4	4	Y	2849493
1895 Minnehaha Blvd	Southold	\$1,499,000	Post Modern	3	3	Y	2845210
624 1st St	Greenport	\$1,288,000	Antique/Hist	4	1.555	N	2795031
3470 N Bayview Rd	Southold	\$1,060,000	Post Modern	5	4.5	N	2834898
126 Sterling Ave	Greenport	\$950,000	Traditional	3	2	N	2873112
32 Rocky Point Rd	Shelter Island	\$840,000	Ranch	3	3	N	2797432
3325 E Wickham Ave	Mattituck	\$809,000	2 Story	4	3.5	Y	2776275
2080 Deep Hole Dr	Mattituck	\$799,000	Cape	3	2	Y	2866333
29 Peconic Ave	Shelter Island	\$759,000	Bungalow	3	1.5	N	*1252252
372 North Dr	Mattituck	\$749,900	2 Story	4	3	Y	2853407
75 West Neck Road	Shelter Island H	\$699,000	Traditional	3	2	N	*1261938
320 Maple Ln	Southold	\$615,000	Exp Cape	3	2	N	2824736
52 Stearns Point Rd	Shelter Island	\$550,000	Bungalow	2	1	N	*1261679
570 Jernick Ln	Southold	\$535,000	Ranch	3	2	N	2870205
85 Northgate Cir	Baiting Hollow	\$525,000	Victorian	6	3	N	2883061
1004 Main St	Greenport	\$515,000	Cape	4	2	N	2848827
5 Campground Cir	Jamesport	\$499,000	Cottage	2	1	N	2851944
260 Huckleberry Hill Rd	East Marion	\$449,000	Ranch	3	2	N	2882792
71 Colonial Dr	Aquebogue	\$425,000	Traditional	3	2.5	N	2867197
2485 Yennecott Dr	Southold	\$395,000	Ranch	3	2	N	2866879
515 Windy Point Ln	Southold	\$325,000	Cottage	1	1	N	*1267199
356-24 Oakleigh Ave	Baiting Hollow	\$321,300	2 Story	3	3	N	2807392

305 Newton Ave	Riverhead	\$310,000		Exp Cape	4	2	N	2879525
128 Nadel Dr	Riverhead	\$259,990		Ranch	3	1.5	N	2881654
225 Elm Ave	Flanders	\$253,000		Ranch	3	1	N	2843944
1661-173 Old Country Rd	Riverhead	\$115,000		Other	2	1	N	2869726
1661-470 Old Country Rd	Riverhead	\$105,000		Ranch	2	2	N	2885764
624 1st St	Greenport	\$1,288,000		Comm/Ind			N	2795656
55765 Main Rd	Southold	\$575,000		Comm/Ind			N	2854352
49925 Route 25	Southold	\$569,000		Comm/Ind			N	2849132
2820 Shipyard Ln	East Marion	\$840,000		Condo	2	2.5	Y	2838355
2555 Youngs Ave	Southold	\$395,000		Condo	2	2	N	2848802
2555 Youngs Ave	Southold	\$382,500		Condo	2	2	N	2799862
307 Willow Pond Dr	Riverhead	\$279,000		Condo	2	2	N	2856007
1000 Ninth St	Greenport	\$118,900		Co-Op	1	1	N	2878131
1105 S Cedar Dr	East Marion	\$239,000		Land			N	2853930
1500 Alvahs Ln	Cutchogue	\$175,000		Land			N	2795820
1070 Mill Creek Dr	Southold	\$169,000		Land			N	2713834
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
905 Willis Creek Dr	Mattituck	\$2,850,000	\$2,638,000	Colonial	5	4.5	Y	2786430
645 Rosenberg Rd	East Marion	\$2,150,000	\$2,200,000	Modern	3	3.56	Y	2861555
1320 King St	Orient	\$1,295,000	\$1,270,000	Cape	3	2.5	N	2836601
50 Light House Rd	Southold	\$995,000	\$975,000	Farmhouse	4	2	N	2849638
222 Manor Pl	Greenport	\$969,000	\$890,000	Duplex	2	2.56	N	2849658
140 Bailie Beach Rd	Mattituck	\$949,000	\$949,000	Post Modern	5	4.5	N	2877988
56425 Route 48	Greenport	\$899,000	\$850,000	Ranch	2	1	Y	2856450
1030 Country Club Dr	Cutchogue	\$879,000	\$811,000	Farm Ranch	5	3.5	N	2836676
3475 Wunneweta Rd	Cutchogue	\$849,000	\$825,000	2 Story	5	3	N	2802810
69 Kerry Ct	Riverhead	\$849,000	\$800,000	Victorian	3	2.5	N	2813564
450 Indian Neck Ln	Peconic	\$825,000	\$780,000	Contemporary	3	2	N	2863715
51 Tuts Ln	S. Jamesport	\$725,000	\$687,000	2 Story	4	2	N	2866002
3665 Park View Ln	Orient	\$679,000	\$669,000	Ranch	3	2	N	2861374
170 Pleasant Pl	Southold	\$525,000	\$525,000	Raised Ranch	3	2	N	2881863
355 Old Shipyard Ln	Southold	\$499,000	\$492,500	Cottage	2	1	N	2852939
75 The Crossway	East Marion	\$475,000	\$525,000	Ranch	3	2	N	2871438
56 Tyler Dr	Riverhead	\$470,000	\$455,000	Ranch	3	2	N	2862531
1740 Edwards Ave	Baiting Hollow	\$449,000	\$440,000	Ranch	3	2	N	2851260
930 Jacobs Ln	Southold	\$439,000	\$425,000	Ranch	3	2	N	2825246
75 Osseo Ave	Southold	\$420,000	\$415,000	Cottage	2	1	N	2856128
55 King Ave	Flanders	\$389,000	\$360,000	Ranch	3	2	N	2859705
49 Sunset Ln	Greenport	\$379,900	\$375,000	Cape	3	1	N	2844494
32 Promenade Dr	Aquebogue	\$377,000	\$365,000	Contemporary	3	2	N	2818566
293 Herricks Ln	Jamesport	\$365,000	\$367,000	Farmhouse	3	2	N	2872038
59 Further Ln	Riverhead	\$350,000	\$349,000	Ranch	3	1	N	2869045
1661-552 Old Country Rd	Riverhead	\$289,000	\$289,000	Ranch	3	2	N	2832484
330 Washington Ave	Jamesport	\$264,900	\$255,000	Ranch	2	1	N	2876172
55765 Main Rd	Southold	\$575,000	\$575,000	Comm/Ind			N	2854352
508 Fox Hill Dr	Baiting Hollow	\$369,000	\$355,000	Condo	2	2	Y	2872279

1000 Ninth St	Greenport	\$169,999	\$165,000	Co-Op	2	1	N	2869570
1130 Strohson Rd	Cutchogue	\$329,000	\$257,500	Land			N	2654593

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