



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

*October 16th – 31st, 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#
31 & 41 Manhasset Rd	Shelter Island H	\$8,950,000	Farm Ranch	6	6.5	Y	*1268622
1105 Birdseye Rd	Orient	\$2,475,000	Traditional	4	2	N	2891389
14 Margaret's Dr	Shelter Island	\$2,350,000	Modern	5	5.55	Y	*1268124
184 Phillips Ln	Aquebogue	\$1,475,000	Exp Cape	5	3	N	2891393
527 Peconic Bay Blvd	Aquebogue	\$1,399,000	Traditional	4	2	Y	2891831
8265 Soundview Ave	Southold	\$1,195,000	Post Modern	4	4	Y	2891338
10885 Peconic Bay Blvd	Mattituck	\$1,195,000	Traditional	4	3	N	2890675
4 West Walk	Water Island	\$1,150,000	Other	3	3	N	2890774
3450 Cox Neck Rd	Mattituck	\$1,100,000	Exp Ranch	4	2	Y	2892043
2140 Deep Hole Dr	Mattituck	\$1,079,000	Post Modern	3	2.55	Y	2891117
335 Hill Rd	Southold	\$925,000	Ranch	3	2	Y	2892104
350 Condor Ct	Laurel	\$825,000	Traditional	4	2.5	N	*1268725
411 1st St	Greenport	\$739,000	Antique/Hist	4	1.5	N	2893558
411 1st St	Greenport	\$719,000	Antique/Hist	4	1.5	N	2893562
890 N/C Miller Rd	Mattituck	\$699,000	Colonial	4	2.5	N	2890946
1540 Smith Dr	Southold	\$699,000	Cottage	3	2	Y	2892752
1020 Vanston Rd	Cutchogue	\$679,000	Cottage	2	2	N	2891123
670 Hillcrest Dr	Orient	\$649,000	2 Story	3	2	N	2892278
16 Bowditch Rd	Shelter Island	\$635,000	Ranch	3	2	N	*1268582
400 Hill Rd	Southold	\$599,000	Ranch	3	2	N	2891043
632 Pleasure Dr	Flanders	\$585,000	Exp Ranch	3	2	N	2890821
41245 Route 25	Peconic	\$569,000	Farmhouse	4	2	N	2893235
409 West Ln	Aquebogue	\$550,000	Exp Cape	3	3	N	2892489
55 Tallwood Ln	Mattituck	\$550,000	Split	3	1	N	2891796
42 Center Dr	Riverhead	\$499,000	Ranch	3	1.5	N	2891261
1110 Brigantine Dr	Southold	\$495,000	Ranch	3	1	N	2892826
45 West St	S. Jamesport	\$465,000	Victorian	3	1	N	2890848
3230 Boisseau Ave	Southold	\$449,000	Cape	3	2	N	2890725
845 Wiggins St	Greenport	\$449,000	Cottage	3	2	N	*1267920
22 Williamson Ln	Jamesport	\$449,000	Cottage	3	1	N	2892652
500 Center St	Mattituck	\$434,000	Ranch	4	2	N	2890987
141 Maple Ave	Riverhead	\$425,000	Colonial	5	2	N	2892427
200 Park Rd	Riverhead	\$399,000	Ranch	2	1.5	N	2892412
600 Cedar Dr	Southold	\$389,000	Exp Ranch	3	1	N	2892212
211 Royal Ave	Flanders	\$369,000	Ranch	3	1	N	2893204
734 Mill Rd	Riverhead	\$365,000	Ranch	3	1	N	2891489
42 Center Dr	Riverhead	\$349,000	Ranch	3	1.5	N	2891008
143 Albany Ave	Flanders	\$349,000	Ranch	3	1	N	2892669

5075 Main Rd	Laurel	\$329,000	2 Story	2	1	N	2892357
N/C Oak Dr	Riverhead	\$319,990	Ranch	3	2	N	2892727
31 Industrial Blvd	Riverhead	\$299,990	Ranch	3	1.5	N	2890863
47 Oakland Dr	Riverhead	\$275,000	Ranch	3	1	N	2892418
1661-156C Old Country Rd	Riverhead	\$209,000	Other	2	2	N	2891766
1661-94A Old Country Rd	Riverhead	\$209,000	Ranch	2	2	N	2891773
13 Hillcrest	Baiting Hollow	\$129,990	2 Story	6	3	N	2891063
1661-232 Old Country Rd	Riverhead	\$64,000	Mobile Home	2	2	N	2891644
863 917919 Main St	Riverhead	\$1,200,000	Comm/Ind			Y	2893282
129 Ostrander	Riverhead	\$195,000	Comm/Ind			N	2892610
1500 W Main St	Riverhead	\$2,300	Comm/Ind			N	2892463
3208 Bluffs S Dr	Baiting Hollow	\$389,000	Condo	2	2	N	2892503
3308 Bluffs S Dr	Baiting Hollow	\$389,000	Condo	2	2	N	2892517
3305 Bluffs Drive S	Baiting Hollow	\$359,000	Condo	2	2	N	2892510
13 Winthrop Rd	Shelter Island H	\$330,000	Co-Op	1	1	Y	*1267614
7 Blackberry Cmns	Riverhead	\$249,900	Condo	2	2	N	2891744
14655 Oregon Rd	Cutchogue	\$3,300,000	Land			N	2891612
405 Williamsburgh Dr	Southold	\$495,000	Land			Y	2891360
153 Herricks Ln	Jamesport	\$215,000	Land			N	2891705
Center Dr	Riverhead	\$169,000	Land			N	2891009
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
805 Meadow Beach Ln	Cutchogue	\$3,700,000	Other	5	4.5	Y	2893500
505 Point Pleasant Rd	Mattituck	\$1,599,000	Estate	4	4.5	Y	2714993
54 Country Club Dr	Shelter Island	\$1,325,000	Contemporary	4	4.5	N	*1244450
855 Knollwood Ln	Mattituck	\$1,295,000	Cottage	3	2.5	Y	2803569
4A Dolphin Way	Riverhead	\$1,288,000	Post Modern	4	4.5	N	2886681
10 N Cartwright Rd	Shelter Island	\$999,000	Contemporary	4	3.5	N	*1244720
17 Huntington Ln	Flanders	\$949,000	Victorian	3	3	Y	2852890
80 Green Way	Cutchogue	\$869,000	Colonial	4	3.5	Y	2681283
2 & 2A Dolphin Way	Riverhead	\$800,000	Exp Ranch	2	1	N	2877852
138 Bay Ave	Greenport	\$795,000	Antique/Hist	4	3	N	2886568
935 Sound Shore Rd	Jamesport	\$769,000	Colonial	3	4.5	N	2790029
3100 Cedar Beach Rd	Southold	\$749,000	Ranch	4	2	Y	2819360
100 W Mill Rd	Mattituck	\$699,000	2 Story	2	2	Y	2879761
3445 Pine Neck Rd	Southold	\$695,000	Traditional	3	2	Y	2859508
7675 Bay Ave	Cutchogue	\$689,000	Farm Ranch	3	3.5	N	2839522
570 Crittens Ln	Southold	\$665,000	Cape	3	2	N	2850562
5765 Bergen Ave	Mattituck	\$625,000	Nantucket	4	3	N	2850237
595 Pequash Ave	Cutchogue	\$599,000	Farmhouse	3	2.5	N	2887971
480 Peconic Bay Blvd	Aquebogue	\$549,000	Saltbox	3	2	N	2810120
314 Manor Pl	Greenport	\$469,000	Cottage	2	1	N	2890482
143 Tuthill Ln	Aquebogue	\$445,000	Ranch	3	2	N	2873040
986 Peconic Bay Blvd	Jamesport	\$429,000	Farm Ranch	3	2	N	2868224
183 Crystal Dr	Aquebogue	\$427,000	Ranch	3	2	N	2884300
465 Farmer Rd	Mattituck	\$420,000	Cape	2	2	N	2816250
8620 Main Rd	East Marion	\$399,000	Farmhouse	3	2	N	2854638

75 Riverside Dr	Riverhead	\$399,000	Colonial	4	2	N	2890875	
300 Riley Ave	Baiting Hollow	\$395,000	Contemporary	3	2.5	N	2887111	
68000 Route 25	Southold	\$349,000	Ranch	3	1	N	2887117	
388 Howell Ave	Riverhead	\$325,000	Cape	6	2	N	2875724	
222 Middle Rd	Riverhead	\$324,999	Cape	4	2	N	2885723	
7 Joyce Dr	Riverhead	\$320,000	Ranch	3	2	N	2848784	
215 4th St	Laurel	\$316,000	Ranch	3	1.5	N	2879563	
22 Midland St	Riverhead	\$279,000	Cottage	2	1	N	2882215	
31 Malcolm Way	Riverhead	\$269,000	Ranch	3	2	N	2886479	
314 Raynor Ave	Riverhead	\$239,000	Colonial	2	1	N	2824527	
363 Church Ln	Riverhead	\$175,000	Split	3	1.5	N	2887218	
109 Oak Ave	Flanders	\$169,000	Ranch	4	1	N	2861388	
1661-463 Old Country Rd	Riverhead	\$142,000	Ranch	2	2	N	2889565	
1661-238 Old Country Rd	Riverhead	\$99,000	Ranch	2	1.5	N	2822716	
3202 Bluffs S Dr	Baiting Hollow	\$409,000	Condo	2	2	N	2867567	
3206 Bluffs Drive S	Baiting Hollow	\$399,000	Condo	2	2	N	2815650	
2555 Youngs Ave	Southold	\$395,000	Condo	2	2	N	2839127	
3302 Bluffs S Dr	Baiting Hollow	\$389,000	Condo	2	2	N	2881446	
30-03 Amen Cor	Riverhead	\$349,000	Condo	2	2.5	N	2880539	
1825 Calebs Way	Greenport	\$349,000	Condo	2	2	N	2885957	
455 N Smith Dr	Southold	\$199,000	Land			N	2793869	
230 Linda Rd	Mattituck	\$169,000	Land			N	2878903	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
27 Bay Shore Dr	Shelter Island	\$4,250,000	\$4,000,000	Modern	5	3.5	Y	*1264544
805 Meadow Beach Ln	Cutchogue	\$3,700,000	\$3,300,000	Other	5	4.5	Y	2893500
1165 West Rd	Cutchogue	\$3,399,000	\$3,599,000	Antique/Hist	4	2	Y	2842586
29 E Brander Pky	Shelter Island	\$1,895,000	\$2,220,000	Cottage	4	2	Y	*1258417
11 Island Way	Shelter Island	\$1,795,000	\$1,795,000	Farmhouse	4	6	N	*1241095
46 S Ram Island Dr	Shelter Island	\$1,695,000	\$1,550,000	Cape	3	2	Y	*1255699
1750 Beebe Dr	Cutchogue	\$1,100,000	\$900,000	Cape	2	2	Y	2848209
3470 N Bayview Rd	Southold	\$1,060,000	\$985,000	Post Modern	5	4.5	N	2834898
599 Peconic Bay Blvd	Jamesport	\$799,000	\$785,000	Cottage	1	1	Y	2876246
2715 Roanoke	Riverhead	\$775,000	\$775,000	Ranch	3	2	Y	2834903
372 North Dr	Mattituck	\$749,900	\$700,000	2 Story	4	3	Y	2853407
1835 Reeve Rd	Mattituck	\$649,000	\$645,000	Exp Ranch	3	2	N	2877907
137 Sterling Ave	Greenport	\$649,000	\$677,000	Victorian	4	2	N	2843907
116 South Jamesport Ave	S. Jamesport	\$599,000	\$550,000	Antique/Hist	3	2	N	2797067
620 Willow Dr	Greenport	\$549,000	\$549,000	Ranch	3	2	N	2874583
4270 Aldrich Ln	Laurel	\$549,000	\$531,810	Traditional	4	2	N	2851184
945 Westwood Ln	Greenport	\$539,000	\$515,000	Traditional	4	2	N	2841749
193 Donna Dr	Baiting Hollow	\$499,000	\$450,000	Ranch	2	2	N	2839394
1125 Tuckers Ln	Southold	\$460,000	\$445,000	2 Story	3	3	N	2812608
132 Church Ln	Aquebogue	\$409,000	\$385,000	Ranch	3	1.5	N	2865928
1850 Beebe Dr	Cutchogue	\$400,000	\$350,000	Cottage	1	1	Y	*1267739
1305 Sandy Beach Rd	Greenport	\$399,999	\$340,000	Duplex	4	2	N	2769995
965 Pike St	Mattituck	\$399,000	\$399,000	Colonial	3	1.5	N	2862953

125 Priscilla Ave	Flanders	\$310,000	\$310,000	Ranch	3	2.5	N	2837360
821 Northville	Riverhead	\$249,000	\$250,000	Ranch	3	1	N	2873428
158 Brookhaven Ave	Flanders	\$185,000	\$150,000	Ranch	2	1	N	2845580
16 Indian Ave	Flanders	\$182,900	\$188,000	Exp Ranch	4	1.5	N	2854417
1661-173 Old Country Rd	Riverhead	\$115,000	\$115,000	Other	2	1	N	2869726
2555 Youngs Ave	Southold	\$395,000	\$350,000	Condo	2	2	N	2848802
61475 County Road 48	Greenport	\$375,000	\$370,000	Condo	2	2	N	2848570
164 Scenic Lake Dr	Riverhead	\$335,000	\$330,000	Condo	2	2	N	2867395
2201 Cedar Path	Riverhead	\$302,000	\$302,000	Condo	2	2	N	2864677
1000 Ninth St	Greenport	\$118,900	\$119,000	Co-Op	1	1	N	2878131
48 Sound Shore Rd	Riverhead	\$299,000	\$280,000	Land			Y	2814114

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