



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

June 16th – 30th, 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#
1 Simpson Ave	Shelter Island	\$4,500,000	Farmhouse	5	4.5	Y	*1258424
56 Westmoreland Dr	Shelter Island	\$2,550,000	Traditional	4	3	Y	*1259044
29 E Brander Pky	Shelter Island	\$1,995,000	Cottage	4	2	Y	*1258417
101 Sterling St	Greenport	\$1,850,000	Nantucket	3	3.55	N	2862190
55 Cox Neck Rd	Mattituck	\$1,800,000	Traditional	3	3.5	N	2863310
1625 Indian Neck Ln	Peconic	\$1,699,900	Farmhouse	5	3.5	Y	2863293
12 Whitebrook Dr	Flanders	\$1,595,000	Contemporary	4	3.5	Y	2864823
2200 Laurel Ln	Laurel	\$1,250,000	Post Modern	4	4.5	N	2863953
2 Cliff Way	Baiting Hollow	\$999,000	Contemporary	4	3	Y	2865225
1275 Orchard St	Orient	\$899,900	Antique/Hist	4	2	N	2862167
450 Clearview Rd	Southold	\$865,000	2 Story	2	1	Y	2865371
450 Indian Neck Ln	Peconic	\$825,000	Contemporary	3	2	N	2863715
2705 Eugenes Rd	Cutchogue	\$739,999	2 Story	4	2.5	N	2864425
2050 Depot Ln	Cutchogue	\$699,000	Other	0	3	N	2861671
3015 Skunk Ln	Cutchogue	\$695,000	Farmhouse	3	2	N	2863484
873 Sound Shore Rd	Jamesport	\$679,000	Ranch	4	1.5	N	2862738
510 Pleasure Dr	Flanders	\$679,000	Post Modern	4	3	N	2864558
10775 Main Rd	East Marion	\$599,000	Colonial	3	2.5	N	2862894
1425 Leeward Dr	Southold	\$589,000	Ranch	3	2	N	2865588
92 Henry Lewis Ln	Jamesport	\$579,000	Ranch	3	3	N	2862751
91 Fairway Ave	Riverhead	\$575,000	Colonial	4	2.5	N	2863462
72/62 Sunup Trl	Aquebogue	\$529,000	Ranch	3	2	N	2863995
40 Manor Ln	Jamesport	\$499,999	Colonial	7	4	N	2863428
40 Manor Ln	Jamesport	\$499,999	Colonial	7	4	N	2863479
421 Kaplan Ave	Greenport	\$499,000	Farmhouse	4	3	N	2864505
56 Tyler Dr	Riverhead	\$494,500	Ranch	3	2	N	2862531
325 Bridge St	Greenport	\$475,000	2 Story	3	1	N	2864172
8 Kings Dr	Riverhead	\$460,000	2 Story	3	2.5	N	2865536
162 Founders Path	Baiting Hollow	\$449,999	Exp Ranch	3	2	N	2865122
34 Tuthill Ln	Jamesport	\$449,000	Farm Ranch	4	2	N	2864895
870 Bray Ave	Laurel	\$439,000	2 Story	6	2	N	2864430
72 Sunup Trl	Aquebogue	\$425,000	Ranch	3	2	N	2864000
45 Eileen Cir	Jamesport	\$400,000	Ranch	3	2	N	2865261
965 Pike St	Mattituck	\$399,000	Colonial	3	1.5	N	2862953
100 Riverside Dr	Riverhead	\$399,000	Cape	3	2.5	N	2863213
400 Gardiners Ln	Southold	\$395,000	Ranch	3	2	N	2862511
911 E Main St	Riverhead	\$379,000	Exp Cape	4	1.5	N	2865340
16 Lincoln St	Riverhead	\$329,900	Colonial	3	2	N	2863014
249 Elm Ave	Flanders	\$299,000	2 Story	4	2	N	2864047

51 Riverside Ave	Flanders	\$245,000	Raised Ranch	3	2	N	2862046
24 Sandy Hollow Ct	Riverhead	\$239,977	Ranch	4	1	N	2865465
514 Saint Johns Pl	Riverhead	\$154,900	Colonial	3	2	N	2863758
1661-50 Old Country Rd	Riverhead	\$120,000	Ranch	2	2	N	2863140
160 Riverside	Flanders	\$105,000	Ranch	0	0	N	2864596
10 14 16 Flanders Rd	Riverhead	\$2,900,000	Comm/Ind			Y	2864650
139 Railroad Ave	Riverhead	\$900,000	Comm/Ind			N	2863308
87 E Main St	Riverhead	\$695,000	Comm/Ind			N	2863886
633 E Main St	Riverhead	\$6,250	Comm/Ind			N	2864863
1833 Main Rd	Laurel	\$2,000	Comm/Ind			N	2863883
6 E Main St	Riverhead	\$300	Comm/Ind			N	2863315
61 Dune Dr	Jamesport	\$1,200,000	Condo	3	3.5	Y	2863130
82 Water Way	Jamesport	\$899,000	Condo	3	3.5	N	2861857
604 Pebble Beach Path	Riverhead	\$349,900	Condo	2	2	N	2864188
2201 Cedar Path	Riverhead	\$311,000	Condo	2	2	N	2864677
2002 Willow Pond Dr	Riverhead	\$269,000	Condo	2	2	N	2861726
6073 Oregon Rd	Cutchogue	\$3,900,000	Land			Y	2864893
1130 Inlet Ln	Greenport	\$789,000	Land			Y	2862578
8150 N Main Bayview Rd	Southold	\$375,000	Land			Y	2863590
708 Hubbard Ave	Aquebogue	\$269,000	Land			N	2865055
Hubbard Ave	Aquebogue	\$269,000	Land			N	2865433
230 Landing Ln	Greenport	\$265,000	Land			N	2863058
112 Green St	S. Jamesport	\$249,000	Land			N	2864865
200 Freeman Rd	Mattituck	\$225,000	Land			N	2862686
62 Sunup Trl	Aquebogue	\$115,000	Land			N	2864010
5780 Skunk Ln	Cutchogue	\$30,000	Land			Y	2864872
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1295 Youngs Rd	Orient	\$1,250,000	Colonial	4	3	N	2864549
8100 Horton Ln	Southold	\$1,200,000	Exp Ranch	3	2	Y	2785822
1750 Beebe Dr	Cutchogue	\$1,100,000	Cape	2	2	Y	2848209
47 N Midway Rd	Shelter Island	\$995,000	Bungalow	2	2	N	*1254888
330 Village	Orient	\$995,000	Colonial	4	1.55	N	2807647
60 Laurel Ct	Laurel	\$975,000	2 Story	3	3.5	N	2847757
17 Crescent Way	Shelter Island	\$879,000	Contemporary	3	2.5	N	2823309
62 Founders Path	Baiting Hollow	\$799,999	Cape	2	2	Y	2852804
625 Uhl Ln	Orient	\$725,000	Contemporary	4	3	N	2850433
776 Sound Shore Rd	Jamesport	\$679,000	Cottage	2	1	Y	2802564
600 Beebe Dr	Cutchogue	\$649,000	Ranch	3	2	Y	2825465
1255 Kayleighs Ct	East Marion	\$648,000	Contemporary	3	2	N	2804463
2645 Yennecott Dr	Southold	\$629,000	2 Story	4	2.5	N	2855968
860 Diedricks Rd	Orient	\$625,000	Ranch	2	1.5	N	2855524
280 Homestead Way	Greenport	\$624,990	Colonial	4	3.5	N	2843923
138 Tuts Ln	S. Jamesport	\$550,000	Cape	3	2	N	2859191
1100 North Sea Dr	Orient	\$499,000	Ranch	3	2	N	2805773
975 Victoria Dr	Southold	\$499,000	Exp Cape	4	3	N	2824776
515 Moose Trl	Cutchogue	\$487,000	Ranch	3	2	N	2859169

145 Founders Path	Southold	\$476,000	Bungalow	3	1	N	2854550	
1480 N Smith Dr	Southold	\$475,000	Ranch	3	1.5	N	2843409	
55 Eastward Ct	Mattituck	\$455,000	Hi Ranch	4	2.55	N	2835904	
1235 Cedar Dr	East Marion	\$449,000	Ranch	3	1.5	N	2855332	
7410 Main Bayview Rd	Southold	\$434,900	Raised Ranch	4	4	N	2856779	
4075 Pequash Ave	Cutchogue	\$415,000	Ranch	2	1	N	2856896	
21 Dolphin Way	Riverhead	\$399,000	Ranch	3	2.5	N	2832023	
71 Saint Marys Dr	Jamesport	\$399,000	Colonial	3	2	N	2857992	
32 Promenade Dr	Aquebogue	\$377,000	Contemporary	3	2	N	2818566	
91 Karlin Dr	Baiting Hollow	\$370,000	Ranch	3	2	N	2836940	
1235 Oaklawn Ave	Southold	\$369,000	Ranch	2	1	N	2856199	
355 Riley Ave	Mattituck	\$350,000	Ranch	2	1	N	2857721	
132 Southern Pky	Riverhead	\$339,000	Cape	3	2	Y	2822831	
215 Walnut Pl	Mattituck	\$339,000	Cottage	3	1	N	2845064	
60 Forest Dr	Aquebogue	\$339,000	Ranch	3	2	N	2848869	
560 Paradise Shores Rd	Southold	\$325,000	Cottage	2	1	N	2843138	
250 Newton Ave	Riverhead	\$314,996	2 Story	3	1.5	N	2852515	
805 Cox Ln	Cutchogue	\$295,000	2 Story	4	2	N	2861985	
84 Glider	Flanders	\$289,000	Ranch	3	1	N	2853513	
1427 Northville Tpke	Riverhead	\$230,000	Traditional	3	2.5	N	2849365	
20800 County Road 48	Cutchogue	\$228,000	Ranch	2	1	N	2828646	
158 Brookhaven Ave	Flanders	\$185,000	Ranch	1	1	N	2845580	
525 Riverleigh/88 Ave	Riverhead	\$64,999	Mobile Home	2	2	N	2861125	
320-32 Flanders Rd	Riverhead	\$57,000	Mobile Home	3	1	N	2787917	
1661-162 Old Country Rd	Riverhead	\$57,000	Mobile Home	1	1	N	2858435	
525-3 Riverleigh Ave	Riverhead	\$24,900	Mobile Home	2	1	N	2780515	
7 Stirling Cove	Greenport	\$789,000	Condo	3	2	Y	2831239	
2402 Augusta Alley	Riverhead	\$345,000	Condo	2	2	Y	2854708	
30 Summerfield Ln	Aquebogue	\$344,000	Condo	2	2	N	2817551	
2706 Willow Pond Dr	Riverhead	\$239,000	Condo	1	1.5	N	2849299	
300 Harper Rd	Southold	\$215,000	Land			N	2836040	
160 Point Rd	Flanders	\$124,900	Land			N	2840370	
15 Stern Ave	Riverhead	\$80,000	Land			N	2734147	
11 Stern Ave	Riverhead	\$80,000	Land			N	2734162	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
62675 County Rd 48	Greenport	\$2,195,000	\$1,950,000	Traditional	4	3.55	Y	2830865
1497 Peconic Bay Blvd	Laurel	\$1,599,000	\$1,547,500	Cape	3	3	Y	2834394
7 Lake Dr	Shelter Island	\$1,195,000	\$1,100,000	2 Story	4	3	N	*1232193
3050 Fairway Dr	Cutchogue	\$995,000	\$940,000	Traditional	4	3	N	2834636
1 Primrose Pl. Pl	Shelter Island	\$875,000	\$855,000	Exp Ranch	4	3	N	2757610
3 Peconic Ave	Shelter Island	\$850,000	\$850,000	Ranch	4	2	N	*1251503
385 Hope Ln	Southold	\$749,500	\$735,000	2 Story	4	2.5	N	2834128
9100 Main Rd	East Marion	\$749,000	\$693,400	Antique/Hist	3	2	N	2812339
1601 Main Rd	Jamesport	\$699,000	\$617,500	Store+Dwell	2	2.55	N	2753543
634 Carpenter St	Greenport	\$695,000	\$675,000	Farmhouse	3	2	N	2805039
13 Strawberry Ln	Shelter Island	\$675,000	\$670,000	Farmhouse	4	1.5	N	*1238520

215 Eastwood Dr	Cutchogue	\$645,000	\$590,000	Colonial	5	1.5	N	2829395
557 Hartmanns Farm Rd	Riverhead	\$609,900	\$599,900	Traditional	3	2	N	2778479
605 Bay Shore Rd	Greenport	\$599,999	\$579,000	Cape	4	3	Y	2840514
1305 Flanders Rd	Flanders	\$599,000	\$500,000	Duplex	7	3.5	N	2829447
165 Parkway	Southold	\$575,000	\$565,000	Ranch	3	2	N	2820553
215 Marina Ln	East Marion	\$569,000	\$557,500	Colonial	4	2.5	N	2841886
1055 Sutton Pl	Greenport	\$559,000	\$535,000	Cape	4	2	N	2799873
705 S Smith Dr	Southold	\$515,000	\$491,000	Ranch	3	3	N	2813656
411 Church Ln	Aquebogue	\$494,000	\$500,000	Victorian	4	2.5	N	2853318
73 Alfred Ave	Baiting Hollow	\$474,999	\$462,000	Colonial	4	2.5	N	2843672
5 Sebastian Dr	Riverhead	\$439,000	\$420,000	Farm Ranch	3	3	N	2835303
78 Karlin Dr	Baiting Hollow	\$419,000	\$405,000	Cape	4	2	N	2826158
233 S Williams Way	Baiting Hollow	\$389,900	\$389,900	Ranch	3	2	N	2850685
55 Ida Ln	Aquebogue	\$389,500	\$382,500	Ranch	3	2	N	2848088
305/970 7th St	Greenport	\$375,000	\$375,000	Bungalow	1	1	N	2845644
975 Tuckers Ln	Southold	\$359,000	\$345,000	Ranch	3	2	N	2847132
1705 Custer Ave	Southold	\$349,000	\$354,000	Hi Ranch	3	1.5	N	*1249870
390 Middleton Rd	Greenport	\$349,000	\$349,000	Ranch	2	1	N	2843164
27 Oak Dr	Baiting Hollow	\$319,000	\$292,000	Ranch	2	1	N	2837501
805 Cox Ln	Cutchogue	\$295,000	\$295,000	2 Story	4	2	N	2861985
135 Baywood Dr	Baiting Hollow	\$275,000	\$275,000	Colonial	4	3.5	N	2740112
1661-541 Old Country Rd	Riverhead	\$259,000	\$239,000	Other	2	2	N	2772856
812 Pulaski St	Riverhead	\$225,000	\$233,000	Other	2	1	N	2792724
151 E 2nd St	Riverhead	\$179,000	\$185,000	Ranch	3	1	N	2853291
635 Church Ln	Cutchogue	\$112,500	\$112,500	Ranch	3	1	N	2834343
1661-215 Old Country Rd	Riverhead	\$110,000	\$110,000	Mobile Home	2	2	N	2848201
1661-394 Old Country Rd	Riverhead	\$69,000	\$65,000	Ranch	2	2	N	2855084
1661-162 Old Country Rd	Riverhead	\$57,000	\$54,000	Mobile Home	1	1	N	2858435
525/71 Riverleigh Ave	Riverhead	\$35,000	\$30,000	Mobile Home	2	0	N	2849022
525-3 Riverleigh Ave	Riverhead	\$24,900	\$20,000	Mobile Home	2	1	N	2780515
1601 Main Rd	Jamesport	\$699,000	\$617,500	Comm/Ind			N	2752543
44 Stirling Cove	Greenport	\$799,000	\$775,000	Condo	2	2.5	Y	*1252636
555 Meadow Ct	Southold	\$740,000	\$725,000	Condo	3	2.5	Y	2751893
29 Big Pond Ln	Jamesport	\$699,000	\$682,500	Condo	4	3.5	Y	2743726
617 Fox Hill Dr	Baiting Hollow	\$379,000	\$370,000	Condo	2	2	N	2836585
2555 Youngs Ave	Southold	\$325,000	\$310,000	Condo	2	2	N	2806040
55075 Route 25	Southold	\$260,000	\$240,000	Co-Op	2	1	N	2761033

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10095 Main Rd, PO Box 1477, Mattituck Plaza, Mattituck, NY 11952

631-298-0300 office 631-298-0301 fax

dcardinale@danielgale.com