



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

January 17th – 31st, 2017 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#
2400 Ruth Rd	Mattituck	\$3,500,000	Contemporary	4	3	Y	2909589
110 Front St	Greenport	\$2,995,000	Comm/Ind			N	2909685
1250 Luptons Point Rd	Mattituck	\$1,650,000	Traditional	4	2.5	Y	2909864
6925 Nassau Point Rd	Cutchogue	\$1,599,900	Estate	3	2.5	Y	*1274065
2867 Ruth Road Ext	Mattituck	\$1,050,000	2 Story	7	5.5	N	2908493
3105 Sigsbee Rd	Mattituck	\$1,050,000	2 Story	3	1.5	Y	2908837
435 Willow Pond Ln	Southold	\$995,000	Traditional	4	3.5	N	2910316
680 Fairway Dr	Cutchogue	\$865,000	Farm Ranch	3	2.5	N	2909723
1230 Bayberry Rd	Cutchogue	\$849,000	Exp Ranch	3	2	Y	2910324
2015 Kenneys Rd	Southold	\$799,000	2 Story	4	3	N	2908232
900 Gin Ln	Southold	\$699,998	Cape	4	3	N	2908913
235 Fawn Ln	Cutchogue	\$679,000	Ranch	3	2	N	*1274439
114 June Ave	Flanders	\$677,000	Cape	4	2.5	Y	2909190
1695 Shipyard Ln	East Marion	\$605,000	Duplex	6	2	N	2909674
Lot 7 Old Orchard Rd	Baiting Hollow	\$539,900	Post Modern	4	2.5	N	2909896
162 Founders Path	Baiting Hollow	\$500,000	Exp Ranch	3	2	N	2907231
539 2nd St	Greenport	\$500,000	Farmhouse	3	2	N	2907840
Lot 1 Old Orchard Rd	Baiting Hollow	\$499,900	Victorian	4	2.5	N	2909889
20 Legend Ln	Jamesport	\$495,000	Ranch	4	2	N	2908449
2925 Peconic Bay Blvd	Laurel	\$495,000	Ranch	3	2	N	2910344
Lot 6 Old Orchard Rd	Baiting Hollow	\$489,900	Post Modern	4	2.5	N	2909893
175 Smith Dr	Southold	\$475,000	Ranch	3	1	N	2910152
Lot 2 Old Orchard Rd	Baiting Hollow	\$469,900	Victorian	4	2.5	N	2909886
Lot 4 Old Orchard Rd	Baiting Hollow	\$459,900	Colonial	4	2.5	N	2909891
Lot 3 Old Orchard Rd	Baiting Hollow	\$459,900	Ranch	3	2	N	2909879
11 Albany St	Flanders	\$449,900	Hi Ranch	3	2	N	2908267
15 Albany St	Flanders	\$444,900	Hi Ranch	3	2	N	2908272
220 Pine St	Mattituck	\$419,000	Ranch	2	1	N	2909722
Lot 5 Old Orchard Rd	Baiting Hollow	\$399,900	Colonial	3	2.5	N	2909872
750 Liberty Ln	Southold	\$399,900	Ranch	3	1	N	2907378
164 Merritts Pond Rd	Riverhead	\$395,000	Traditional	4	2	N	2907665
27 Nash Ave	Flanders	\$389,000	2 Story	3	3	N	2908996
510 Oak Ave	Flanders	\$359,900	Cape	4	2	N	2909892
27 Reeves Ave	Riverhead	\$359,000	Exp Ranch	4	2	N	2907901
44 Further Ln	Riverhead	\$349,000	Ranch	4	2.5	N	2907390
88 Bell Ave	Riverhead	\$349,000	Ranch	3	2	N	2910402
257 Main(Private Rd) Rd	Aquebogue	\$345,000	Ranch	3	1	N	2908873
271 Newton Ave	Riverhead	\$298,900	Colonial	4	2	N	2909908

1059 Woodcrest Ave	Riverhead	\$249,000	Ranch	2	1	N	2909720
1661-156B Old Country Rd	Riverhead	\$209,000	Other	2	2	N	2909620
476 Riverleigh	Riverhead	\$175,000	Ranch	3	1	N	2910028
1661-119 Old Country Rd	Riverhead	\$119,000	Other	2	1.5	N	2909643
1661-63 Old Country Rd	Riverhead	\$118,000	Other	2	1	N	2909634
5 S Surfway	Baiting Hollow	\$38,000	Cottage	2	1	N	2910177
2805 Pebble Beach Path	Riverhead	\$349,000	Condo	2	2	Y	2907303
2301 Augusta Aly	Riverhead	\$339,500	Condo	2	2	Y	2910450
3001 Amen Cor	Riverhead	\$339,000	Condo	2	2	N	2909452
304 Pebble Beach Path	Riverhead	\$335,000	Condo	2	2	N	2909753
9230 N Bayview Rd	Southold	\$2,495,000	Land			Y	2909483
965 Breakwater Rd	Mattituck	\$2,100,000	Land			N	2908627
1850 Cox Ln	Cutchogue	\$750,000	Land			N	2909947
420 Leon Rd	Southold	\$659,000	Land			N	2909773
230 Wiggins Ln	Greenport	\$599,999	Land			Y	2907798
1220 Old Farm Rd	Orient	\$550,000	Land			N	2908983
1600 Hillcrest Dr	Orient	\$425,000	Land			N	2907736
760 N Hillcrest Dr	Orient	\$425,000	Land			N	2910098
500 Four Winds Ct	Southold	\$414,000	Land			N	2908740
41 Phillips Ln	Aquebogue	\$350,000	Land			N	2909353
32725 Main Rd	Orient	\$279,000	Land			N	2910277
297/299 Royal Ave	Flanders	\$249,000	Land			Y	2908620
835 S Cedar Dr	East Marion	\$245,000	Land			N	2909664
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
6970 Indian Neck Ln	Peconic	\$2,950,000	Cottage	5	2.5	Y	2905075
18 Manwaring Rd	Shelter Island	\$1,325,000	Modern	12	7	N	*1269130
10 N Cartwright Rd	Shelter Island	\$999,000	Contemporary	4	3.5	N	*1244720
5 Bay Avenue	Shelter Island H	\$975,000	Traditional	3	3	N	*1262522
58 Lake Dr	Shelter Island	\$970,000	Traditional	4	3	N	2770167
5 Emerson Ln	Shelter Island	\$629,000	Cape	4	2	N	*1256344
24 Aka 280 Washington Ave	Greenport	\$499,000	Cottage	3	1.5	N	2896653
56755 Route 25	Southold	\$475,000	Farmhouse	4	2	N	2894952
46 Nicholas Way	Baiting Hollow	\$449,000	Ranch	3	2	N	2904443
24775 Main Rd	Orient	\$449,000	Farmhouse	4	1.5	N	2899495
168 Shade Tree Ln	Aquebogue	\$440,000	Colonial	4	3.5	N	2855371
500 Center St	Mattituck	\$434,000	Ranch	4	2	N	2890987
185 Albo Dr	Laurel	\$399,500	Ranch	3	2	N	2903345
552 S Flanders Blvd	Flanders	\$365,000	2 Story	3	2.5	N	2876693
125 Hallock St	Riverhead	\$359,000	Colonial	3	1.5	N	2895787
225 Willow St	Cutchogue	\$350,000	Contemporary	3	2	N	*1274459
41 Malcolm Way	Riverhead	\$314,900	Ranch	3	2	N	2890324
12 Overlook Dr	Aquebogue	\$299,000	Cottage	3	2	N	2785531
637 Northville Tpke	Riverhead	\$280,000	Cape	2	1	N	2907473
1661-560 Old Country Rd	Riverhead	\$279,900	Other	3	2	N	2872043
19 Moon Ave	Flanders	\$269,000	Cape	4	3.555	N	2882169
630 Northville Tpke	Riverhead	\$260,000	Colonial	3	2	N	2898478

9 Tall Tree Cir	Jamesport	\$615,000		Condo	2	3.5	N	2857098
2205 Cedar Path	Riverhead	\$279,900		Condo	2	2	N	2878499
1000 Ninth St	Greenport	\$139,000		Co-Op	1	1	N	2826765
1965 Mulberry/Oregon Rd	Cutchogue	\$575,000		Land			N	2177151
32635 County Rd 48	Peconic	\$449,000		Land			N	2842193
730 6th St	Greenport	\$275,000		Land			N	2885559
1525 Greenway East	Orient	\$229,000		Land			N	2873444
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
580 Lloyds Ln	Mattituck	\$3,350,000	\$2,950,000	Post Modern	4	6.5	Y	2695822
4 West Walk	Water Island	\$1,150,000	\$1,200,000	Other	3	3	N	2890774
1130 Oak Ave	Southold	\$999,000	\$999,000	Cape	5	3	Y	2887873
10 N Cartwright Rd	Shelter Island	\$999,000	\$930,000	Contemporary	4	3.5	N	*1244720
5 Bay Avenue	Shelter Island H	\$975,000	\$890,000	Traditional	3	3	N	*1262522
350 Condor Ct	Laurel	\$825,000	\$825,000	Traditional	4	2.5	N	2894657
27 Pye Ln	Jamesport	\$799,000	\$735,000	2 Story	2	1	Y	2795413
315 Albacore Dr	Southold	\$749,000	\$725,000	Colonial	5	3	N	2886729
2165 Old Orchard	East Marion	\$699,000	\$699,000	Nantucket	2	2	N	*1267949
1 Robin Ln	Shelter Island	\$639,000	\$605,000	Cottage	4	2	N	2866753
5 Emerson Ln	Shelter Island	\$629,000	\$629,000	Cape	4	2	N	*1256344
1111 Main St	Greenport	\$609,000	\$605,225	Cape	3	2	N	2847849
1980 Stars Rd	East Marion	\$599,000	\$585,000	Contemporary	3	2	N	2890314
8440 Oregon Rd	Cutchogue	\$550,000	\$510,000	Cape	3	1.5	N	2885717
125 Timothy Ln	Jamesport	\$499,999	\$485,000	Colonial	4	2.5	N	2843949
405 Longview Ln	Southold	\$479,000	\$435,000	Ranch	3	2	N	2899402
1450 Mill Creek Dr	Southold	\$474,000	\$450,000	Ranch	4	2	N	2886274
314 Manor Pl	Greenport	\$469,000	\$460,000	Cottage	2	1	N	2890482
845 Wiggins St	Greenport	\$449,000	\$449,000	Cottage	3	2	N	2894099
986 Peconic Bay Blvd	Jamesport	\$429,000	\$397,500	Farm Ranch	3	2	N	2868224
35 Vista Ct	Jamesport	\$399,000	\$385,000	Cape	4	2	N	2877913
153 Long Neck Blvd	Flanders	\$385,000	\$365,000	Cape	5	2	N	2849522
2200 Pike St	Mattituck	\$345,000	\$325,000	Ranch	2	1	N	2853108
4250 Sound Ave	Mattituck	\$319,900	\$310,000	Colonial	4	1.5	N	2879504
16 Lincoln St	Riverhead	\$299,990	\$283,000	Colonial	3	2	N	2887616
314 Raynor Ave	Riverhead	\$239,000	\$239,000	Colonial	2	1	N	2824527
66 Sigal Ave	Riverhead	\$174,990	\$150,000	Ranch	3	1	N	2897167
525/194 Riverleigh Ave	Riverhead	\$45,000	\$41,000	Mobile Home	2	1.5	N	2889667
57190 Route 25	Southold	\$895,000	\$850,000	Comm/Ind			N	2831217
311 Front St	Greenport	\$499,000	\$480,000	Comm/Ind			N	*1274540
3112 Bluffs Drive S	Baiting Hollow	\$399,130	\$360,000	Condo	2	2	N	2843047
901 Willow Pond Dr	Riverhead	\$369,000	\$360,000	Condo	2	2.5	N	2874942
2555 Youngs Ave	Southold	\$335,000	\$320,000	Condo	2	2	N	2839057
36 Blueberry Cmns	Riverhead	\$284,990	\$275,000	Condo	2	2	N	2883891
5501 Sound Avenue	Jamesport	\$4,000,000	\$3,631,925	Land			N	2777760
1070 Mill Creek Dr	Southold	\$169,000	\$155,000	Land			N	2713834
88 Bell Ave	Riverhead	\$57,355	\$30,000	Land			N	2672469

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