



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

June 16th – 30th, 2017 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#
23 Freds Ln	Shelter Island	\$4,950,000	Traditional	5	5.55	Y	2950892
3225 Main Rd	Greenport	\$2,900,000	Antique/Hist	7	5	N	2948336
11 Dickerson Dr	Shelter Island	\$2,500,000	Traditional	4	3	Y	*1288007
915 N Lakeside Dr	Southold	\$2,250,000	Other	4	4	Y	2949272
834 Sound Shore Rd	Riverhead	\$1,850,000	Cottage	3	1	Y	2950605
1460 The Strand	East Marion	\$1,800,000	Colonial	4	3.5	Y	2947624
670 Circle Dr	East Marion	\$1,499,000	Antique/Hist	3	1.5	N	2949802
20275 Soundview Ave	Southold	\$1,495,000	Traditional	3	2	Y	2949970
420 Willow Terrace Ln	Orient	\$1,350,000	Nantucket	4	4.5	N	2949686
1035 Beachwood Ln	Southold	\$1,250,000	Traditional	4	3.5	N	2948443
2 West Neck Rd	Shelter Island	\$1,200,000	Traditional	4	2	N	*1288670
320 Beachwood Ln	Southold	\$1,199,000	Ranch	3	3	Y	2950471
7 Warner Ct	Baiting Hollow	\$1,100,000	Contemporary	3	3	Y	2948816
4270 Oregon Rd	Cutchogue	\$1,100,000	Farmhouse	4	2	N	2950086
1685 Peconic Ln	Peconic	\$1,000,000	Traditional	4	2	N	2947862
1600 Mount Beulah Ave	Southold	\$999,000	Antique/Hist	3	2.5	N	2948533
1765 Westview Dr	Mattituck	\$995,000	Contemporary	3	2.5	Y	2948214
Main St	Greenport	\$975,000	Other	0	0.55	N	2948404
624 1st St	Greenport	\$925,000	Victorian	4	1.5	N	2948403
240 Windjammer Dr	Southold	\$895,000	Traditional	3	2	Y	2950011
33 Lake Dr	Shelter Island	\$850,000	Traditional	4	3	Y	*1288013
600 Snug Harbor Rd	Greenport	\$849,000	Ranch	3	3	Y	2951347
655 Bay Ave	East Marion	\$799,000	Farmhouse	3	3.5	N	2949666
58 Dune Dr	Jamesport	\$799,000	Townhouse	2	3.5	N	2951192
81 Manor Ln	Jamesport	\$798,000	2 Story	3	2.5	N	2951222
3055 Mill Ln	Peconic	\$749,000	Cape	3	2.5	N	2950377
22 Locust St	Aquebogue	\$647,900	Cottage	3	1	N	2950895
425 Stonecrop Rd	Aquebogue	\$647,500	Post Modern	3	2.5	N	2948295
33800 County Rd 48	Peconic	\$619,000	Antique/Hist	4	2	N	2948029
625 Corey Creek Ln	Southold	\$599,000	Raised Ranch	3	2	N	2951603
49805 Route 25	Southold	\$579,000	Farmhouse	4	1.5	N	2948587
87 Chris Sundrop Ct	Riverhead	\$569,000	Post Modern	3	2	N	2947634
925 Roanoke Ave	Riverhead	\$535,000	Colonial	4	2	N	2950498
440 Pine Neck Rd	Southold	\$515,000	Split Ranch	4	3	N	2948080
144 Manor Ln	Jamesport	\$510,000	Ranch	4	2	N	2947863
295 Bayview Ave	Southold	\$499,000	Cottage	2	0	Y	2949991
112 Tuthills Ln	Jamesport	\$495,000	Ranch	3	2	N	2950247
31675 County Road 48	Peconic	\$450,000	Ranch	2	1.5	N	2948115
178 Main Rd	Riverhead	\$449,000	Farmhouse	4	2	N	2951395

65 Oliver St	Riverhead	\$439,000	Cape	4	3	N	2947726
314 North St	Greenport	\$425,000	Ranch	2	1	N	2948400
308 Flanders Rd	Flanders	\$419,900	Contemporary	3	2.5	N	2947796
480 Peconic Bay Blvd	Aquebogue	\$399,900	Saltbox	3	2	N	2948003
50 Riverside Dr	Riverhead	\$385,000	Colonial	4	1.5	N	2949779
227 Fishel Ave	Riverhead	\$369,000	Colonial	4	1.5	N	2951325
25 Treasure Rd	Riverhead	\$349,000	Cottage	3	2	N	2948780
7 Zdunko Ln	Riverhead	\$339,000	Ranch	1	1	N	2951381
1661-539 Old Country Rd	Riverhead	\$269,000	Modern	2	2	N	2948703
127 Lake Ave	Riverhead	\$239,900	Colonial	4	2	N	2951122
152 Riverside Ave	Flanders	\$215,000	Cottage	2	1	N	2951260
518 Hubbard Ave	Riverhead	\$209,900	Bungalow	2	1	N	2951257
525 Riverleigh #176 Ave	Riverhead	\$94,500	Mobile Home	2	2	N	2949839
525-215 Riverleigh Ave	Riverhead	\$89,999	Other	2	1	N	2947434
525/46 Riverleigh Ave	Riverhead	\$76,000	Mobile Home	2	2	N	2950129
525/93A Riverleigh Ave	Riverhead	\$72,000	Mobile Home	3	2	N	2951470
5 Whalers Path	Baiting Hollow	\$54,990	Cottage	2	1	N	2951057
46 Anchor Path	Baiting Hollow	\$46,500	Cottage	2	1	N	2949990
525/200 Riverleigh Ave	Riverhead	\$43,000	Mobile Home	2	1	N	2949007
235 Old Country Rd	Riverhead	\$4,500,000	Comm/Ind			N	2951025
10 14 26 Flanders Rd	Riverhead	\$2,600,000	Comm/Ind			Y	2950836
925 Roanoke Ave	Riverhead	\$535,000	Comm/Ind			N	2950526
11160 Rte 25 Main Road	Mattituck	\$479,000	Comm/Ind			N	2949817
65 Oliver St	Riverhead	\$439,000	Comm/Ind			N	2950215
58 Dune Dr	Jamesport	\$799,000	Condo	2	3.5	N	2950648
2820 Shipyard Ln	East Marion	\$575,000	Condo	1	1.5	Y	2951190
2555 Youngs Ave	Southold	\$399,000	Condo	2	2	N	2950223
215 Fox Hill Dr	Baiting Hollow	\$398,000	Condo	2	2	N	2949702
45 Goose Neck Ln	Riverhead	\$359,000	Condo	2	2	N	2951441
5152 Sound Ave	Riverhead	\$2,783,000	Land			N	2949018
670 Circle Dr	East Marion	\$1,499,000	Land			N	2949804
7 N Brander Pkwy	Shelter Island	\$745,000	Land			Y	*1288683
Land- Alvahs Ln	Cutchogue	\$459,000	Land			N	2947854
5 Lake Dr	Shelter Island	\$445,000	Land			N	*1288685
63450 County Rd 48	Greenport	\$440,000	Land			N	2948847
No # 1st St	Greenport	\$425,000	Land			N	2948402
Warner Ct	Baiting Hollow	\$400,000	Land			Y	2949276
5 Thompson Rd	Shelter Island	\$375,000	Land			N	*1288676
8150 N Bayview Rd	Southold	\$375,000	Land			Y	2949770
475 West Ln	Aquebogue	\$315,000	Land			N	2949264
43 Smugglers Path	Riverhead	\$299,000	Land			N	2949374
495 West Ln	Aquebogue	\$295,000	Land			N	2949266
515 West Ln	Aquebogue	\$275,000	Land			N	2949259
78 Baiting Hollow Ln	Riverhead	\$169,000	Land			N	2950728
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1357 Peconic Bay Blvd	Jamesport	\$1,950,000	2 Story	5	4.5	Y	2916999
6925 Nassau Point Rd	Cutchogue	\$1,550,000	Estate	3	2.5	Y	2934695
2308 & 10 Sound Ave	Baiting Hollow	\$1,395,000	Traditional	5	3.5	Y	2868397

4835 Oregon Rd	Mattituck	\$1,295,000	Farmhouse	3	2	N	2932224
1500 Deep Hole Dr	Mattituck	\$1,150,000	Cottage	2	1	Y	2928014
12 Tims Trl	Shelter Island	\$850,000	Farmhouse	3	4	N	*1279470
160 Fifth St	Greenport	\$835,000	Contemporary	2	2	Y	2900458
2015 Kenneys Rd	Southold	\$799,000	2 Story	4	3	N	2908232
500 Soundview Rd	Orient	\$799,000	Farm Ranch	4	2.55	N	2935226
2135 Beebe Dr	Cutchogue	\$699,000	Exp Ranch	3	3	N	2888219
2330 Brigantine Dr	Southold	\$669,000	Cape	3	2.5	N	2931163
235 Fawn Ln	Cutchogue	\$649,000	Ranch	3	2	N	2911932
280 Pond Ave	Southold	\$629,995	Ranch	5	4	N	2930011
1305 Crown Land Ln	Cutchogue	\$629,000	Farmhouse	4	2.5	N	2945240
70 Main Rd	Riverhead	\$575,000	Farmhouse	3	1.5	N	2879749
4445 North Rd	Greenport	\$575,000	Farmhouse	3	2	N	2946023
10575 Old Sound Ave	Mattituck	\$529,000	Farmhouse	2	1	N	2939290
710 Shepard Dr	Southold	\$525,000	Contemporary	3	2	N	2933554
810 Greenfields Ln	Southold	\$505,000	Ranch	3	2	N	2938747
30 Arlen Ct	Flanders	\$499,000	2 Story	4	2	Y	2897464
780 Minnehaha Blvd	Southold	\$479,000	Cottage	2	2	N	2947347
6700 New Suffolk Ave	Mattituck	\$465,000	Ranch	3	1	N	2926677
57 Moon Ave	Flanders	\$459,000	Ranch	3	3	Y	2874353
15705 Main Rd	Mattituck	\$439,000	Farmhouse	3	2	N	2943214
412 N Williams Way	Baiting Hollow	\$419,900	Ranch	3	2	N	2931679
774 Flanders Rd	Flanders	\$395,000	Ranch	3	1	N	2897686
145 Horton Ln	Southold	\$385,000	Colonial	3	1.5	N	2927459
155 Broad Ave	Aquebogue	\$349,000	Ranch	3	1.5	N	2925417
161 Shade Tree Ln	Aquebogue	\$349,000	2 Story	2	1.5	N	2944090
56 Hart Ave	Flanders	\$325,000	Ranch	2	1	N	2943281
450 Pleasure Dr	Flanders	\$310,000	2 Story	3	2	N	2945729
642 E Avenue Ext	Riverhead	\$309,999	Cape	3	1	N	2942863
1661-500 Old Country Rd	Riverhead	\$234,000	Other	2	2	N	2949134
4 Midland St	Riverhead	\$230,000	Cottage	2	1.5	N	2943706
1661-518 Old Country Rd	Riverhead	\$229,000	Cottage	2	2	N	2924340
1661-258 Old Country Rd	Riverhead	\$209,000	Ranch	2	2	N	2820707
1661-146 Old Country Rd	Riverhead	\$130,000	Other	2	2	N	2924228
1661-119 Old Country Rd	Riverhead	\$119,000	Other	2	1.5	N	2909643
525/70 Riverleigh Ave	Riverhead	\$74,999	Mobile Home	2	3	N	2934735
41 Anchor Path	Baiting Hollow	\$65,000	Cottage	2	1	N	2945841
608 Northville Tpke	Riverhead	\$850,000	Comm/Ind			N	2797231
70 Main Rd	Riverhead	\$575,000	Comm/Ind			N	2879755
160 Fifth St	Greenport	\$835,000	Condo	2	2	Y	2900139
21 Wilburs Path	Jamesport	\$649,000	Condo	2	2.5	N	2917428
3503 Willow Pond Dr	Riverhead	\$359,000	Condo	2	2.5	N	2924482
207 Fox Hill Dr	Baiting Hollow	\$350,000	Condo	2	2	N	2938015
703 Willow Pond Dr	Riverhead	\$349,900	Condo	2	2.5	N	2928719
115 Fox Hill Dr	Baiting Hollow	\$329,000	Condo	2	2	N	2920202
33 Blueberry	Riverhead	\$264,500	Condo	2	2.5	N	2935671
1071 Bay Home Rd	Southold	\$775,000	Land			Y	2946959
47 Lake Dr	Shelter Island	\$469,000	Land			N	2893727
1635 Park Ave	Mattituck	\$255,000	Land			N	2880100

835 S Cedar Dr	East Marion	\$245,000		Land			N	2909664
Lot# 5 Blossom Ln	Southold	\$215,000		Land			N	2340589
455 N Smith Dr	Southold	\$199,000		Land			N	2793869
2600 Youngs Ave	Southold	\$182,499		Land			N	2945143
164 Phillips Ave	Riverhead	\$84,990		Land			N	2865651
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
1265 Terry Ln	Orient	\$2,450,000	\$2,200,000	Contemporary	3	2.55	Y	2809190
3070 Peconic Ln	Peconic	\$1,450,000	\$1,350,000	Antique/Hist	4	4	N	2858339
135 N Ferry Rd	Shelter Island	\$1,350,000	\$1,285,000	Colonial	3	3.5	N	2920772
1500 Deep Hole Dr	Mattituck	\$1,150,000	\$1,060,000	Cottage	2	1	Y	2928014
625 Wood Ln	Peconic	\$1,099,000	\$1,099,000	Cottage	3	2	Y	2923282
985/1085 Bay Shore Rd	Greenport	\$999,999	\$970,000	Ranch	3	2	Y	2925638
590 Laurel Ct	Laurel	\$999,000	\$900,000	Post Modern	4	3.5	N	2885749
850 Marratooka Ln	Mattituck	\$849,000	\$820,000	Colonial	4	3.5	Y	2843268
160 Fifth St	Greenport	\$835,000	\$800,000	Contemporary	2	2	Y	2900458
2015 Kenneys Rd	Southold	\$799,000	\$780,000	2 Story	4	3	N	2908232
411 1st St	Greenport	\$675,000	\$650,000	Antique/Hist	4	1.5	N	2893562
117 Chris Sundrop Ct	Riverhead	\$629,000	\$617,500	Post Modern	3	2.5	N	2920353
800 Theresa Dr	Mattituck	\$617,000	\$570,000	Traditional	5	2.5	N	2936724
6 Sebastian Dr	Riverhead	\$549,500	\$510,000	Exp Ranch	3	3	N	2942198
7325 Bridge Ln	Cutchogue	\$549,000	\$540,000	Exp Ranch	3	3	N	2925793
50 Wabasso St	Southold	\$519,500	\$500,000	Cottage	3	2	N	2896203
955 Ships Dr	Southold	\$493,000	\$493,000	Colonial	4	3.5	N	*1282687
55 Jakes Ln	Baiting Hollow	\$479,900	\$483,400	Colonial	4	2.5	N	2929564
452 Paradise Shores Rd	Southold	\$429,000	\$407,500	Ranch	3	2	N	2883043
1 Huckleberry Hill	Aquebogue	\$429,000	\$423,500	Saltbox	3	2	N	2924183
4475 Main Bayview Rd	Southold	\$429,000	\$395,000	Ranch	3	2	N	2927838
54 Joyce Dr	Riverhead	\$399,000	\$362,000	Hi Ranch	4	2	N	2922660
44 Further Ln	Riverhead	\$349,000	\$349,000	Ranch	4	2.5	N	2907390
835/935 Wilmarth Ave	Greenport	\$325,000	\$318,000	Cottage	1	1	N	2925914
13 Circle Dr	Jamesport	\$320,000	\$308,000	Ranch	2	1	N	2917574
100 Terry Ct	Southold	\$309,900	\$365,000	Ranch	2	1	N	2934852
286 Brookhaven Ave	Flanders	\$289,990	\$238,000	Ranch	3	1	N	2776837
24 Riverside Ave	Flanders	\$269,000	\$250,000	Ranch	2	1	N	2939816
1118 W Main St	Riverhead	\$249,000	\$255,000	Colonial	3	2	N	2896356
137 East St	Flanders	\$249,000	\$245,000	Ranch	2	2	N	2913978
1661-146 Old Country Rd	Riverhead	\$130,000	\$105,000	Other	2	2	N	2924228
1661-126 Old Country Rd	Riverhead	\$89,000	\$84,000	Mobile Home	2	2	N	2925429
1661-38 Old Country Rd	Riverhead	\$60,000	\$60,000	Mobile Home	2	2	N	2940186
1661-309 Old Country Rd	Riverhead	\$59,900	\$55,000	Mobile Home	2	1	N	2897492
525-11 Riverleigh Ave	Riverhead	\$27,500	\$27,000	Mobile Home	1	1	N	2930678
160 Fifth St	Greenport	\$835,000	\$800,000	Condo	2	2	Y	2900139
2820 Shipyard Ln	East Marion	\$725,000	\$705,000	Condo	2	2	Y	*1284355
78 Water Way	Jamesport	\$699,000	\$655,000	Condo	2	2.5	N	2922165
133 Scenic Lake Dr	Riverhead	\$392,000	\$392,000	Condo	2	3	N	2941842
1035 Calebs Way	Greenport	\$330,000	\$320,000	Condo	2	2	N	2896239
1000 Ninth St	Greenport	\$119,000	\$115,000	Co-Op	1	1	N	2924122
1055 Old Farm Rd	Orient	\$569,000	\$530,000	Land			N	2905365

1220 Old Farm Rd	Orient	\$495,000	\$510,000	Land	N	2908983
6510 Hortons Ln	Southold	\$299,999	\$285,000	Land	N	2931957
420 Osborn Ave	Riverhead	\$89,000	\$65,000	Land	N	2919901

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