



Daniel  
Gale

Sotheby's  
INTERNATIONAL REALTY

*September 1<sup>st</sup>-15th, 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#
11 Westmoreland Dr	Shelter Island	\$5,350,000	Post Modern	3	3.5	Y	*1264520
9575 Nassau Point Rd	Cutchogue	\$2,599,000	Traditional	5	4	Y	2881585
1470 Evergreen Ln	Mattituck	\$2,250,000	Estate	5	4.5	N	2880184
1368 Northville Tpke	Riverhead	\$1,962,000	Traditional	3	2	N	2880813
1035 Sebastians Cove	Mattituck	\$1,890,000	Colonial	4	3.5	N	2881373
47 New York Ave	Shelter Island H	\$1,395,000	Farmhouse	5	4	N	*1265011
400 Windjammer Dr	Southold	\$1,149,000	Modern	4	4	Y	2883364
27 Brander Pkwy	Shelter Island	\$995,000	Modern	4	2	N	*1265007
210 Soundview Ave	Peconic	\$975,000	Traditional	4	2.5	N	2880937
8516 Main Bayview Rd	Southold	\$950,000	2 Story	4	2.5	Y	2880766
60 Josie Ct	Riverhead	\$899,000	Post Modern	5	3.5	N	2880945
555 Meadow Ct	Southold	\$849,000	Homeowner Assoc	3	3.5	Y	2882052
73 N Midway Rd	Shelter Island	\$825,000	Ranch	3	2	N	*1264556
1725 King St	Orient	\$799,000	Farmhouse	2	2	N	2882376
630 Clearview Ave	Southold	\$729,000	Colonial	4	3	N	2880196
5705 Stillwater Ave	Cutchogue	\$699,000	Cape	3	2	Y	2880163
940 W Hill Rd	Southold	\$695,000	Cape	3	3	N	2880358
1575 Sterling Rd	Cutchogue	\$695,000	Contemporary	3	2.5	N	*1264625
81 Southfields Rd	Aquebogue	\$685,000	Cape	3	2.5	N	2880534
34 Wake Robin Ln	Riverhead	\$649,000	Colonial	4	3.5	N	2880198
550 Carrington Rd	Cutchogue	\$649,000	Other	5	2.5	N	2881679
75 Henry Lewis Ln	Jamesport	\$599,999	Cape	5	3	N	2882042
25 Josie Ct	Riverhead	\$599,000	Post Modern	5	3	N	2881136
Lot 7 Kerry Ct	Baiting Hollow	\$569,990	Colonial	4	2.5	N	2881761
Lot 2 Kerry Ct	Baiting Hollow	\$569,000	Victorian	4	2.5	N	2881412
Lot 4 Kerry Ct	Baiting Hollow	\$569,000	Victorian	4	2.5	N	2881418
Lot 6 Kerry Ct	Baiting Hollow	\$569,000	Victorian	4	2.5	N	2881426
22 6th St	S. Jamesport	\$549,900	Farmhouse	4	2.5	N	2880658
Lot 3 Kerry Ct	Baiting Hollow	\$549,000	Victorian	4	2.5	N	2881740
1245 Gillette Dr	East Marion	\$529,000	Ranch	3	2	N	2882286
170 Pleasant Pl	Southold	\$525,000	Raised Ranch	3	2	N	2881863
85 Northgate Cir	Baiting Hollow	\$525,000	Victorian	6	3	N	2883061
2780 Delmar Dr	Laurel	\$499,000	Cape	5	2	N	*1264755
1700 Delmar Dr	Laurel	\$475,000	Ranch	3	2	N	2880769
260 Huckleberry Hill Rd	East Marion	\$449,000	Ranch	3	2	N	2882792
8 Kings Dr	Riverhead	\$439,900	Colonial	3	2.5	N	2880841
452 Paradise Shores Rd	Southold	\$439,000	Ranch	3	2	N	2883043
19155 Route 25	Mattituck	\$437,500	Farmhouse	3	1	N	2882095

165 Walnut Pl	Mattituck	\$425,000	Colonial	3	3	N	2882793
20 Ruth Ct	Riverhead	\$419,000	Colonial	5	3.5	N	2880699
437 2nd St	Greenport	\$375,000	Antique/Hist	4	1.5	N	2882940
626 3rd St	Greenport	\$349,000	Traditional	3	1.5	N	2880326
14500 Main Rd	Mattituck	\$342,000	Farmhouse	3	2.5	N	2881513
156 Sylvan Ave	Flanders	\$339,000	Ranch	2	1	N	2881990
133 Temple Ave	Flanders	\$329,000	Ranch	4	2	N	2883019
1661-539 Old Country Rd	Riverhead	\$289,000	Other	2	2	N	2880516
22 Midland St	Riverhead	\$279,000	Cottage	2	1	N	2882215
19 Moon Ave	Flanders	\$269,000	Cape	4	3.555	N	2882169
128 Nadel Dr	Riverhead	\$259,990	Ranch	3	1.5	N	2881654
356-37 Oakleigh Ave	Baiting Hollow	\$229,000	Ranch	2	1	N	2882536
717 Harrison Ave	Riverhead	\$199,000	Ranch	2	1	N	2882795
53 Longneck Blvd	Flanders	\$169,900	Ranch	2	1	N	2883370
27 Neptune Pl	Baiting Hollow	\$64,990	Cottage	2	1	N	2881611
525/45 Riverleigh Ave	Riverhead	\$60,000	Mobile Home	2	2	N	2881994
525/100 Riverleigh Ave	Riverhead	\$45,000	Mobile Home	2	1	N	2882609
59 Golden Spruce Dr	Baiting Hollow	\$528,900	Condo	3	3	N	2881184
3303 Bluffs S Dr	Baiting Hollow	\$369,000	Condo	2	2	N	2881446
3205 Bluffs Drive S	Baiting Hollow	\$349,000	Condo	2	2.5	N	2883154
1704 Willow Pond Dr	Riverhead	\$329,000	Condo	2	2.5	N	2883326
55075 Route 25	Southold	\$279,000	Co-Op	2	1	N	2883126
2706 Willow Pond Dr	Riverhead	\$249,000	Condo	1	1.5	N	2881643
Stoney Beach Rd	East Marion	\$3,900,000	Land			Y	2881838
Stoney Beach Rd	East Marion	\$2,000,000	Land			Y	2881840
1368 Northville Tpke	Riverhead	\$952,200	Land			Y	2880815
104 South Ferry	Shelter Island	\$695,000	Land			N	*1264522
1 Strawberry Ln	Shelter Island	\$475,000	Land			N	*1264557
2 Shelter Island Ln	Shelter Island	\$410,000	Land			N	*1265028
68 Menantic Road	Shelter Island	\$339,000	Land			N	*1265026
180 Sunrise Way	Southold	\$265,000	Land			N	2883569
1001 Peconic Bay Blvd Blvd	Jamesport	\$250,000	Land			N	2882975
431 2nd St	Greenport	\$195,000	Land			N	2882925
64092 County Rd 48	Greenport	\$180,000	Land			N	2881478
350 Bartley Rd	Mattituck	\$149,990	Land			N	2882920
<b>UNDER CONTRACT</b>							
<b>Address</b>	<b>Town</b>	<b>Listing Price</b>	<b>Style</b>	<b>Beds</b>	<b>Bath</b>	<b>WF</b>	<b>ML#</b>
580 Lloyds Ln	Mattituck	\$3,350,000	Post Modern	4	6.5	Y	2695822
46 S Ram Island Dr	Shelter Island	\$1,695,000	Cape	3	2	Y	*1255699
13565 Main Bayview Rd	Southold	\$1,495,000	Traditional	5	3.5	N	2825323
6E Hagar Rd	Shelter Island	\$1,450,000	Cape	2	2	Y	*1263038
2 Cliff Way	Baiting Hollow	\$999,999	Contemporary	4	3	Y	2865225
50 Light House Rd	Southold	\$995,000	Farmhouse	4	2	N	2849638
140 Bailie Beach Rd	Mattituck	\$949,000	Post Modern	5	4.5	N	2877988
2150 Fairway Dr	Cutchogue	\$875,000	Traditional	4	2.5	N	2825183
2150 Fairway Dr	Cutchogue	\$875,000	Traditional	4	2.5	N	2825261
599 Peconic Bay Blvd	Jamesport	\$799,000	Cottage	1	1	Y	2876246

51 Tuts Ln	S. Jamesport	\$725,000		2 Story	4	2	N	2866002
1405 Village Ln	Orient	\$695,000		Victorian	3	1.5	N	2873256
79 Sandy Ct	Riverhead	\$689,000		Contemporary	4	3	N	2780860
1075 W Cedar Point Dr	Southold	\$670,000		Cape	3	2	Y	2840438
1835 Reeve Rd	Mattituck	\$649,000		Exp Ranch	3	2	N	2877907
2710 Hyatt Rd	Southold	\$399,000		Cottage	3	2	N	2836984
100 Riverside Dr	Riverhead	\$399,000		Cape	3	2.5	N	2863213
407 West Ln	Aquebogue	\$380,000		Colonial	4	3	N	2851640
14 Pulaski St	Riverhead	\$310,000		2 Story	4	2	N	2836004
24 Birch Ave	Flanders	\$269,000		Ranch	3	2	N	2832673
330 Washington Ave	Jamesport	\$264,900		Ranch	2	1	N	2876172
13 Church Ln	Riverhead	\$259,900		Cape	2	1	N	2866525
51 Riverside Ave	Flanders	\$245,000		Raised Ranch	3	2	N	2862046
1661-213 Old Country Rd	Riverhead	\$85,000		Mobile Home	2	2	N	2842438
525 Riverleigh/130	Riverhead	\$44,999		Mobile Home	2	0	N	2859733
525/C1 Riverleigh Ave	Riverhead	\$22,000		Mobile Home	2	1	N	2871381
109 Fox Hill Dr	Baiting Hollow	\$339,900		Condo	2	2	N	2792701
164 Scenic Lake Dr	Riverhead	\$335,000		Condo	2	2	N	2867395
14 Blackberry	Riverhead	\$259,000		Condo	2	1.5	N	2857975
207 Bayberry Path	Riverhead	\$249,000		Condo	2	2	N	2867306
298 Manor Ln	Jamesport	\$1,350,000		Land			N	2807609
400 Diedricks Rd	Orient	\$489,000		Land			N	2870490
76 Longneck Blvd	Flanders	\$85,000		Land			N	2877031
<b>CLOSED</b>								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
10 Cove Way	Shelter Island	\$1,600,000	\$1,180,000	Cape	4	3	Y	2809792
950 Luptons Point Rd	Mattituck	\$1,195,000	\$1,050,000	Ranch	3	2.5	Y	2857274
7615 Hortons Ln	Southold	\$997,000	\$975,000	Other	4	3	Y	2796176
1100 Route 48	Mattituck	\$995,000	\$900,000	Farmhouse	4	2	N	2789646
7 Fox Hollow Run Run	Shelter Island	\$825,000	\$774,000	Contemporary	3	2.5	N	2814576
265 Elizabeth Ln	Southold	\$695,000	\$690,000	Colonial	4	2.5	Y	2858923
805 Navy St	Orient	\$669,000	\$585,000	Cape	4	2.5	N	2764586
380 Hickory Rd	Southold	\$599,000	\$575,000	Traditional	4	2.5	N	2765085
1835 Park Ave	Mattituck	\$562,500	\$572,000	Cape	3	1.5	N	2866070
138 Tuts Ln	S. Jamesport	\$550,000	\$530,000	Cape	3	2	N	2859191
5950 N Bayview Rd	Southold	\$549,000	\$530,000	Ranch	3	2	N	2853629
905 Parkview Ln	Orient	\$545,000	\$515,000	Other	2	2	N	2792638
1900 Mill Rd	Peconic	\$535,000	\$515,000	Cottage	2	1	Y	*1259517
4615 Westphalia Rd	Mattituck	\$529,000	\$497,000	Farmhouse	3	2	N	2800005
40 Westwoods Blvd	Aquebogue	\$499,900	\$475,000	Cape	3	2	N	2834612
515 Moose Trl	Cutchogue	\$487,000	\$482,000	Ranch	3	2	N	2859169
22 Silver Beech Ln	Baiting Hollow	\$472,000	\$465,000	Contemporary	3	2.5	N	2832081
2225 Kenneys Road Rd	Southold	\$469,000	\$438,000	Ranch	3	2	N	2842870
75 Further Ln	Riverhead	\$449,000	\$375,000	Exp Ranch	4	4.5	N	2807807
55 Topping Dr	Riverhead	\$430,000	\$430,000	Cape	3	2.5	N	2852359
118 Washington Avenu Ext	Greenport	\$429,000	\$410,000	Ranch	3	3	N	2786665
130 High Meadow Ln	Jamesport	\$399,900	\$380,000	Ranch	3	2	N	2868777

71 Saint Marys Dr	Jamesport	\$399,000	\$393,000	Colonial	3	2	N	2857992
2110 Cox Neck Rd	Mattituck	\$341,550	\$310,000	Colonial	4	2.5	N	2858328
626 Northville Tpke	Riverhead	\$259,000	\$244,750	Farmhouse	2	1.5	N	2848662
20800 County Road 48	Cutchogue	\$228,000	\$200,000	Ranch	2	1	N	2828646
1661-213 Old Country Rd	Riverhead	\$85,000	\$79,000	Mobile Home	2	2	N	2842438
525 Riverleigh/130	Riverhead	\$44,999	\$40,000	Mobile Home	2	0	N	2859733
525/D20 Riverleigh Ave	Riverhead	\$39,500	\$31,200	Mobile Home	2	1	N	2870851
2820 Shipyard Ln	East Marion	\$879,000	\$855,000	Condo	2	2.5	Y	2837007
7 Stirling Cove	Greenport	\$789,000	\$730,000	Condo	3	2	Y	2831239
37 Stirling Cv	Greenport	\$649,000	\$640,000	Condo	2	2	Y	2849469
412 Fox Hill Dr	Baiting Hollow	\$379,500	\$355,000	Condo	2	2	Y	2825257
435 Calebs Way	Greenport	\$335,000	\$320,000	Condo	2	2	N	2733143
1708 Willow Pond Dr	Riverhead	\$232,999	\$227,000	Condo	1	1.5	N	2845782
401 Willow Pond Dr	Riverhead	\$225,900	\$214,000	Condo	1	1.5	N	2745084
55075 Route 25	Southold	\$175,000	\$175,000	Co-Op	1	1	N	2847251
2800 Eugenes Rd	Cutchogue	\$215,000	\$200,000	Land			N	2669125
505 Plum Island Ln	Orient	\$190,000	\$190,000	Land			N	2803638
75-2 Further Ln	Riverhead	\$150,000	\$120,000	Land			N	2847760

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