



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

January 1st-16th, 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#
6970 Indian Neck Ln	Peconic	\$2,950,000	Cottage	5	2.5	Y	2905075
350 Brook Ln	Southold	\$1,550,000	Post Modern	4	6.5	N	2904182
2805 N Stanley Rd	Mattituck	\$1,250,000	Colonial	6	6.5	N	2904873
500 Jacksons Landing Rd	Mattituck	\$1,099,000	Contemporary	3	2	Y	2905572
3335 Laurel Trl	Laurel	\$1,099,000	Victorian	5	3.55	N	2905237
1585 Long Creek Dr	Southold	\$899,000	Traditional	4	4	Y	2906606
14395 Main Bayview Rd	Southold	\$879,000	2 Story	3	2	N	2906531
425 Bay Ave	East Marion	\$869,000	Farmhouse	3	2.5	N	2906033
740 Country Club Dr	Cutchogue	\$845,000	Cape	3	2	N	2903895
873 Sound Shore Rd	Jamesport	\$599,000	Ranch	3	1.5	N	2904251
45 Cedars Rd	Cutchogue	\$589,000	Ranch	3	2.55	N	2905469
10 Tyler Dr	Riverhead	\$515,000	Colonial	3	3.5	N	2904246
222 West Ln	Aquebogue	\$500,000	Post Modern	3	2.5	N	2906864
144 Manor Ln	Jamesport	\$499,000	Ranch	4	2	N	2906712
340 Westwood Ln	Greenport	\$489,000	Exp Ranch	3	2	N	2906143
445 Wesland Rd	Southold	\$475,000	Ranch	3	2	N	2905303
10 Lorraine Ct	Jamesport	\$449,900	Ranch	3	2	N	2905619
46 Nicholas Way	Baiting Hollow	\$449,000	Ranch	3	2	N	2904443
2030 Bay Shore Rd	Greenport	\$449,000	Ranch	2	1	N	2906909
22 Marge Ln	Baiting Hollow	\$399,999	Ranch	3	2.5	N	2905858
192 Pleasure Dr	Flanders	\$399,000	Contemporary	3	2	N	2906994
20 Ann Ave	Riverhead	\$375,000	2 Story	4	2.5	N	2905512
193 Broad Ave	Aquebogue	\$369,900	Cape	5	3	N	2904439
1125 Ostrander Ave	Riverhead	\$349,000	Cape	3	1	N	2903892
196 S Jamesport Ave	S. Jamesport	\$325,000	Barn	3	2	N	2906377
249 Elm Ave	Flanders	\$299,000	2 Story	4	2	N	2905140
205 Newton Ave	Riverhead	\$299,000	Ranch	2	2	N	2906830
79 Lake Ave	Riverhead	\$259,000	Other	2	1	N	2904902
138 Duryea St	Riverhead	\$182,000	Ranch	3	2	N	2906436
1661-247 Old Country Rd	Riverhead	\$150,000	Other	2	2	N	2905481
1661-143 Old Country Rd	Riverhead	\$115,000	Other	2	1	N	2907073
1661-57 Old Country Rd	Riverhead	\$69,000	Other	2	2	N	2905611
1661-211 Old Country Rd	Riverhead	\$50,000	Other	2	1	N	2905578
3951 Lake Ave	Riverhead	\$1,999,999	Comm/Ind			N	2905622
95 Factory Ave	Mattituck	\$3,000	Comm/Ind			Y	2904219
505 Fox Hill Dr	Baiting Hollow	\$409,000	Condo	2	2	Y	2904120
2555 Youngs Ave	Southold	\$349,900	Condo	2	2	N	2905500
3103 Amen Cor	Riverhead	\$340,000	Condo	2	2	N	2905185

3902 Amen Cor	Riverhead	\$330,000	Condo	2	2	N	2904296	
2555 Youngs Ave	Southold	\$284,000	Condo	2	2	N	2904831	
35800 Main Rd	Orient	\$1,100,000	Land			Y	2904437	
1055 Old Farm Rd	Orient	\$569,000	Land			N	2905365	
34 Willow St	S. Jamesport	\$349,000	Land			N	2906661	
6297 Hortons Ln	Southold	\$330,000	Land			N	2905871	
760 The Greenway	East Marion	\$299,000	Land			N	2903920	
Hubbard Ave	Aquebogue	\$249,000	Land			N	2906232	
708 Hubbard Ave	Aquebogue	\$249,000	Land			N	2906233	
628 Pleasure Dr	Flanders	\$209,000	Land			N	2906385	
175 Goose Creek Ln	Southold	\$175,000	Land			N	2904529	
UNDER CONTRACT								
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#	
1459 Peconic Bay Blvd	Laurel	\$2,575,000	2 Story	4	2	Y	2861337	
47 Peconic Ave	Shelter Island	\$2,175,000	Traditional	3	3.5	Y	2685460	
1485 Mill Creek Dr	Southold	\$740,000	2 Story	4	2	Y	2885123	
305 Leeward Dr	Southold	\$725,000	Ranch	3	2.5	N	2889218	
670 Hillcrest Dr	Orient	\$649,000	2 Story	3	2	N	2892278	
2010 Haywaters Rd	Cutchogue	\$625,000	Farm Ranch	2	2.5	N	2887108	
31 Kimmel Ln	S. Jamesport	\$529,000	Colonial	4	2.5	N	2731898	
600 Meadow Ln	Mattituck	\$499,000	Colonial	3	2.5	N	2835892	
4980 Pequash Ave	Cutchogue	\$485,000	Cape	3	2	N	2901933	
3600 S Harbor Rd	Southold	\$449,000	Ranch	3	1	N	2888885	
260 Mayflower Rd	Mattituck	\$425,000	Cape	5	2	N	2883776	
486 Peconic Bay Blvd	Aquebogue	\$399,000	Cape	3	2	Y	2875185	
3200 Main Rd	Greenport	\$349,900	Ranch	3	1.5	N	2895760	
23 Tree Haven Ln	Flanders	\$349,000	Ranch	3	1	N	2897927	
5075 Main Rd	Laurel	\$329,000	2 Story	2	1	N	2892357	
1661-232 Old Country Rd	Riverhead	\$64,000	Mobile Home	2	2	N	2891644	
510 S Maple Ave	Flanders	\$179,000	Land			N	2895229	
181 Route 25	Aquebogue	\$129,000	Land			N	2800981	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
2886 Ruth Road Ext	Mattituck	\$1,595,000	\$1,575,000	2 Story	5	5.5	Y	277063
57475 Route 48	Greenport	\$899,000	\$815,000	Cottage	1	1	Y	289735
13 Locust Woods Dr	Shelter Island	\$796,200	\$785,000	Victorian	6	4.5	N	285400
755 Moores Ln	Greenport	\$695,000	\$682,500	Contemporary	3	2.55	N	285749
68 Louise Ct	Riverhead	\$639,900	\$625,000	Traditional	4	2.5	N	287428
31 Kimmel Ln	S. Jamesport	\$529,000	\$495,000	Colonial	4	2.5	N	273189
85 Northgate Cir	Baiting Hollow	\$525,000	\$525,000	Victorian	6	3	N	288306
50 Indian Neck Ln	Peconic	\$449,000	\$440,000	Cape	3	2	N	274704
8 Sebastian Dr	Riverhead	\$449,000	\$435,000	Contemporary	3	2	N	283834
22 Williamson Ln	Jamesport	\$449,000	\$350,000	Cottage	3	1	N	289265
24065 Main Rd	Orient	\$419,000	\$378,500	Antique/Hist	3	1.5	N	285603
319 Oak Ave	Flanders	\$299,000	\$290,000	Ranch	3	1	N	289410
21 Royal Ave	Flanders	\$275,000	\$270,000	Ranch	3	1	N	282905
1661-232 Old Country Rd	Riverhead	\$64,000	\$61,000	Mobile Home	2	2	N	289164

22260 Main Rd	Orient	\$499,000	\$405,000	Comm/Ind			N	288850
24 Kennsington Ct	Riverhead	\$495,000	\$495,000	Condo	2	3	N	288640
3202 Bluffs S Dr	Baiting Hollow	\$409,000	\$399,000	Condo	2	2	N	286756
30-03 Amen Cor	Riverhead	\$349,000	\$345,000	Condo	2	2.5	N	288053
2555 Youngs Ave	Southold	\$349,000	\$342,500	Condo	2	2	N	289567
7165 New Suffolk Rd	New Suffolk	\$349,000	\$360,000	Land			Y	253300

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