



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

*April 1st – 16th, 2017 Market Report
The "Real State" of the Real Estate Market*

www.danielgale.com

New to Market

Address	Town	Listing Price	Sold Price	Style	Beds	Bath	ML#
854 Bridle Ln	Cutchogue	\$2,199,000	Colonial	5	4.5	N	2927377
1425 Meadow Beach Ln	Mattituck	\$1,790,000	2 Story	3	2.5	Y	2928786
30 Baldwin Rd	Shelter Island	\$1,549,000	Traditional	3	3	N	*1280946
184 Phillips Ln	Aquebogue	\$1,475,000	2 Story	5	3.5	N	2927112
1662 Main Rd	Jamesport	\$1,350,000	Colonial	5	3.5	N	2926171
1750 Platt Road	Orient	\$1,260,000	Cape	3	2	N	2928563
1500 Deep Hole Dr	Mattituck	\$1,150,000	Cottage	2	1	Y	2928014
5805 Main Bayview Rd	Southold	\$1,150,000	Traditional	4	3	Y	2928396
3805 Soundview Ave	Mattituck	\$1,100,000	Cottage	2	1	Y	2929716
3335 Laurel Trl	Laurel	\$1,099,000	Post Modern	5	3.55	N	2927816
800 North Dr	Mattituck	\$1,095,000	Contemporary	3	2	Y	2927322
51 Westmoreland Dr	Shelter Island	\$985,000	Modern	4	2	N	*1281471
10 Glynn Dr	Shelter Island H	\$929,900	Traditional	4	4	N	*1280890
62 Cobbetts Ln	Shelter Island	\$845,000	Modern	3	1.5	N	*1281469
1785 Crown Land Ln	Cutchogue	\$779,000	Farmhouse	4	2.5	N	2927316
2125 Hyatt Rd	Southold	\$765,000	Modern	3	1.5	N	2928746
260 Sunset Way	Southold	\$745,000	Cape	4	2	Y	2927608
11 West Neck Rd	Shelter Island	\$725,000	Ranch	2	1	N	*1281460
1045 Three Waters Ln	Orient	\$695,000	Cape	3	2	N	2927843
465 Eastwood Dr	Cutchogue	\$640,000	Cape	3	2	N	2928434
480 Leslie Rd	Cutchogue	\$639,000	Ranch	4	2.5	N	2926180
2700 Ole Jule Ln	Mattituck	\$599,000	Ranch	2	2	Y	2926179
1305 Bay Haven Ln	Southold	\$599,000	Ranch	2	2	N	2927347
3 Wade Rd	Shelter Island	\$595,000	Raised Ranch	3	2	N	*1281458
465 Town Harbor Ln	Southold	\$559,000	Colonial	4	2.5	N	2927733
17 Hollow Ct	Baiting Hollow	\$559,000	Contemporary	4	4	N	2929603
2000 Brigantine Dr	Southold	\$550,000	Colonial	4	2.5	N	2926820
41 3rd St	Riverhead	\$549,900	Colonial	4	2	N	2928367
95 Elizabeth Ln	Southold	\$549,000	Ranch	3	2	Y	2927647
1150 Bayview Ave	Southold	\$524,990	Ranch	3	2	N	2927266
1100 Theresa Dr	Mattituck	\$519,000	Cape	3	3	N	2926765
22 Louise Ct	Riverhead	\$499,996	Exp Cape	4	3	N	2929147
53 E Palane Dr	Baiting Hollow	\$495,000	Ranch	3	2	N	2927717
55 Jakes Ln	Baiting Hollow	\$479,900	Colonial	4	2.5	N	2929564
26420 Main Rd	Cutchogue	\$475,000	Antique/Hist	4	2	N	2926166
6700 New Suffolk Ave	Mattituck	\$465,000	Ranch	3	1	N	2926677
126 Robinson Pky	Riverhead	\$450,000	Colonial	4	2.5	Y	2926870
555 Broadwaters Rd	Cutchogue	\$449,000	Ranch	3	1	N	2928244

165 Walnut Pl	Mattituck	\$439,000	2 Story	3	3	N	2926181
4475 Main Bayview Rd	Southold	\$429,000	Ranch	3	2	N	2927838
1150 Jasmine Ln	Southold	\$429,000	2 Story	4	2	N	2928770
19155 Main Rd	Mattituck	\$425,000	Colonial	3	1	N	2929242
77 Bay Ave	Flanders	\$399,000	Contemporary	3	2	N	2927438
4040 Deep Hole Dr	Mattituck	\$399,000	Cottage	2	1	Y	2927775
132 Ostrander Ave	Riverhead	\$395,000	Traditional	5	2.5	N	2926760
145 Horton Ln	Southold	\$385,000	Colonial	3	1.5	N	2927459
1661-570 Old Country Rd	Riverhead	\$339,900	Other	2	2	N	2926753
1661-564 Old Country Rd	Riverhead	\$330,000	Other	3	2	N	2926774
922 Ostrander Ave	Riverhead	\$329,900	Ranch	4	3.5	N	2929098
835/935 Wilmarth Ave	Greenport	\$325,000	Cottage	1	1	N	2925914
1661-546 Old Country Rd	Riverhead	\$295,000	Other	3	2	N	2928334
64 Daly Ct	Riverhead	\$249,000	Ranch	3	2	N	2927740
1661-500 Old Country Rd	Riverhead	\$239,900	Other	2	2	N	2928492
57 Goodridge Ave	Riverhead	\$229,990	Ranch	3	1	N	2927244
8 N Railroad	Jamesport	\$219,000	Mobile Home	2	2	N	2926429
135 Oak Pl	Mattituck	\$199,900	Cape	3	2	N	2926810
1661-45 Old Country Rd	Riverhead	\$95,000	Other	2	2	N	2927687
23 Whalers Path	Baiting Hollow	\$59,990	Cottage	2	1	N	2927950
19 Cottage Rd	Baiting Hollow	\$54,990	Cottage	2	1	N	2929618
525/151 Riverleigh	Riverhead	\$44,999	Mobile Home	2	1	N	2926395
140 Pike St	Mattituck	\$1,250,000	Comm/Ind			N	2928754
5775 W Mill Rd	Mattituck	\$975,000	Comm/Ind			Y	2928521
54127 Main Road	Southold	\$749,000	Comm/Ind			N	2926641
2460 Shipyard Ln	East Marion	\$825,000	Condo	2	2.5	Y	2926234
76 Foxglove Row	Riverhead	\$619,900	Homeowner Assoc	4	2.5	Y	2926107
109 Scenic Lake Dr	Riverhead	\$449,500	Condo	3	3	N	2927772
28 Kennsington Ct	Riverhead	\$439,000	Condo	2	2.5	N	2928176
904 Willow Pond Dr	Riverhead	\$369,000	Condo	2	2.5	N	2929295
59 Calebs Way	Greenport	\$365,000	Condo	2	2	N	2927418
703 Willow Pond Dr	Riverhead	\$349,900	Condo	2	2.5	N	2928719
2401 Augusta Aly	Riverhead	\$344,900	Condo	2	2	Y	2929212
302 Willow Pond Dr	Riverhead	\$300,000	Condo	2	2	N	2927667
602 Willow Pond Dr	Riverhead	\$299,000	Condo	2	2	N	2926988
11 Rocky Point Ter	Shelter Island	\$4,900,000	Land			Y	*1280297
2100/2240 Dignans	Cutchogue	\$2,888,888	Land			Y	2928855
555 Broadwaters Rd	Cutchogue	\$849,000	Land			N	2928256
702 Wiggins Ln	Greenport	\$595,000	Land			Y	2927653
75 Clearview Ave	Southold	\$299,000	Land			N	2927576
2300 Camp Mineola Rd	Mattituck	\$240,000	Land			N	2929068
5310 Sound Ave	Aquebogue	\$225,000	Land			N	*1281071
1680 Seawood Dr	Southold	\$149,900	Land			N	2927709
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1265 Terry Ln	Orient	\$2,450,000	Contemporary	3	2.55	Y	2809190
135 N Ferry Rd	Shelter Island	\$1,350,000	Colonial	3	3.5	N	2920772

17 Huntington Ln	Flanders	\$929,000	Victorian	3	3	Y	2852890
46 Lake Dr	Shelter Island	\$920,000	Contemporary	3	2	N	*1281473
1475 Lands End Rd	Orient	\$840,000	Post Modern	3	2	N	2918420
700 Beebe Dr	Cutchogue	\$799,000	Traditional	3	3.5	Y	2796626
10505 Soundview Ave	Southold	\$775,000	2 Story	4	3	N	2919369
38785 Main Rd	Orient	\$749,000	Antique/Hist	3	3	N	2914952
305 Leeward Dr	Southold	\$725,000	Ranch	3	3.5	N	2889218
865 New Suffolk Rd	Cutchogue	\$699,999	Farmhouse	3	2	N	2926388
750 Three Waters Ln	Orient	\$679,000	Ranch	3	2	N	2877042
475 Rambler Rd	Southold	\$599,999	2 Story	4	2.5	N	2894452
325 The Crossways	East Marion	\$599,000	Farmhouse	3	2.5	N	2922230
16 N Midway Rd	Shelter Island	\$575,000	Saltbox	2	1.5	N	*1244659
2045 Central Dr	Mattituck	\$539,000	Colonial	4	2.5	N	2915892
745 Gagens Landing Rd	Southold	\$499,000	Ranch	3	2	N	2922678
3230 Boisseau Ave	Southold	\$449,000	Cape	3	2	N	2890725
770 Bray Ave	Laurel	\$439,900	Other	4	2	N	2921034
322 Monsell Pl	Greenport	\$389,000	Cape	2	1	N	2923706
138 Ostrander Ave	Riverhead	\$379,000	Victorian	4	1.5	N	2884241
2590 Bay Ave	Mattituck	\$340,000	Cape	3	2	N	2925632
133 Temple Ave	Flanders	\$319,000	Ranch	4	2	N	2883019
730 E Avenue Ext	Riverhead	\$299,999	Exp Ranch	3	3	N	2915669
428 Claus Ave	Riverhead	\$285,000	Other	3	1	N	2878860
84 June Ave	Flanders	\$250,000	Cottage	2	1	N	2917655
1059 Woodcrest Ave	Riverhead	\$249,000	Ranch	2	1	N	2909720
1661-508 Old Country Rd	Riverhead	\$229,000	Other	2	2	N	2924367
1661-94A Old Country Rd	Riverhead	\$209,000	Ranch	2	2	N	2891773
343 Maple Ave	Riverhead	\$199,000	Colonial	3	1.5	N	2925372
43 Dale Ave	Flanders	\$175,000	Cape	3	1	N	2790264
476 Riverleigh	Riverhead	\$166,250	Ranch	3	1	N	2910028
92 Priscilla Ave	Riverhead	\$150,000	Ranch	2	1	N	2890144
314 Union Ave	Riverhead	\$135,200	Colonial	3	1.5	N	2920153
525/164 Riverleigh Ave	Riverhead	\$79,999	Mobile Home	3	2	N	2925278
9 Neptune Pl	Baiting Hollow	\$59,900	Cottage	2	1	N	2898881
525/D1 Riverleigh Ave	Riverhead	\$35,000	Mobile Home	2	2	N	2916677
110 Front St	Greenport	\$2,995,000	Comm/Ind			N	2909685
260 Hortons Ln	Southold	\$517,125	Comm/Ind			N	*1280511
1 Stirling Cv	Greenport	\$825,000	Condo	2	2	Y	2890153
305 Fox Hill Dr	Baiting Hollow	\$379,000	Condo	2	2	Y	2916714
2301 Augusta Aly	Riverhead	\$339,500	Condo	2	2	Y	2910450
304 Pebble Beach Path	Riverhead	\$335,000	Condo	2	2	N	2909753
604 Pebble Beach Path	Riverhead	\$325,000	Condo	2	2	N	2903346
402 Willow Pond Dr	Riverhead	\$274,999	Condo	2	2	N	2914528
2667 Long Creek Dr	Southold	\$350,000	Land			Y	2814102
32725 Main Rd	Orient	\$279,000	Land			N	2910277
9 Ole Buck Run	Shelter Island	\$265,000	Land			N	2917592

CLOSED

Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
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1769 Smith Rd	Peconic	\$2,995,000	\$2,775,000	Nantucket	4	3	Y	2895174
800 Strohson Rd	Cutchogue	\$1,695,000	\$1,666,000	Nantucket	4	3.5	Y	2900552
1245 Old Wood Path	Southold	\$1,299,000	\$1,275,000	Other	4	4.5	N	2857183
8265 Soundview Ave	Southold	\$1,050,000	\$995,000	Post Modern	4	4	Y	2891338
134 Central Ave	Greenport	\$995,000	\$940,000	Other	4	3.5	N	2899172
58 Lake Dr	Shelter Island	\$970,000	\$945,000	Traditional	4	3	N	2770167
46 Lake Dr	Shelter Island	\$920,000	\$840,000	Contemporary	3	2	N	*1281473
860 Old North Rd	Southold	\$899,000	\$857,500	Farmhouse	3	2.5	N	2860601
31 West Neck Rd	Shelter Island	\$875,000	\$775,000	Farm Ranch	6	7	N	*1269128
3850 Camp Mineola Rd	Mattituck	\$849,000	\$765,000	Cape	4	2	N	2897995
671 Summit Dr	Mattituck	\$799,000	\$720,000	2 Story	3	2.5	N	2888820
39 Lake Dr	Shelter Island	\$745,000	\$705,000	Contemporary	4	4	N	*1210272
600 Meadow Ln	Mattituck	\$499,000	\$469,500	Colonial	3	2.5	N	2835892
1900 Aldrich Ln	Laurel	\$479,000	\$469,500	Farmhouse	3	2	N	2851259
56755 Route 25	Southold	\$475,000	\$480,000	Farmhouse	4	2	N	2894952
403 Lilac Ln	Cutchogue	\$399,990	\$370,000	Ranch	2	2	N	*1278327
432 Fishel Ave Ext	Riverhead	\$274,900	\$274,000	Cape	3	2	N	2854586
521 Howell Ct	Riverhead	\$259,000	\$250,000	Ranch	3	1	N	2919802
1661-404 Old Country Rd	Riverhead	\$189,900	\$195,000	Ranch	2	2	N	2902328
1661-63 Old Country Rd	Riverhead	\$118,000	\$118,000	Other	2	1	N	2909634
1661-57 Old Country Rd	Riverhead	\$69,000	\$60,000	Other	2	2	N	2905611
9 Neptune Pl	Baiting Hollow	\$59,900	\$47,000	Cottage	2	1	N	2898881
525/D1 Riverleigh Ave	Riverhead	\$35,000	\$28,000	Mobile Home	2	2	N	2916677
525/44 Riverleigh Ave	Riverhead	\$26,000	\$23,000	Mobile Home	2	1	N	2912163
260 Hortons Ln	Southold	\$517,125	\$517,125	Comm/Ind			N	*1280511
315 Fox Hill Dr	Baiting Hollow	\$425,000	\$405,000	Condo	2	2	Y	2916970
1000 Ninth St	Greenport	\$139,000	\$125,000	Co-Op	1	1	N	2826765
8025 Main Bayview Rd	Southold	\$225,000	\$135,000	Land			N	2744328
230 Linda Rd	Mattituck	\$169,000	\$155,000	Land			N	2878903

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