



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

*April 1st – 15th, 2016 Market Report
The “Real State” of the Real Estate Market*

www.cardinalerealty.net

NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1165 West Rd	Cutchogue	\$3,200,000	Antique/Hist	4	2	Y	2842586
3270 Peconic Bay Blvd	Laurel	\$2,195,000	Colonial	3	3.5	Y	2842043
4678 Sound Ave	Riverhead	\$2,100,000	2 Story	3	2.55	N	2841145
1375 Ackerly Pond Ln	Southold	\$1,695,000	Farmhouse	4	3	N	2842610
2 Stearns Point Rd	Shelter Island	\$1,495,000	Traditional	4	4.5	N	*1250762
20275 Soundview Ave	Southold	\$1,395,000	Cottage	3	2	Y	*1250737
9 Wheeler Rd	Shelter Island	\$1,350,000	Contemporary	5	3.5	Y	2842426
1 Osprey Rd	Shelter Island	\$1,275,000	Contemporary	4	3	Y	*1251473
4402 Youngs Ave	Southold	\$1,275,000	Farmhouse	3	2	N	2844940
895 Holbrook Ln	Mattituck	\$1,250,000	Farmhouse	4	2.5	N	2840703
38 Bayberry Ln	Jamesport	\$1,200,000	2 Story	2	2	Y	2842571
1585 Long Creek Dr	Southold	\$1,100,000	Traditional	4	4	Y	2843578
11 Great Circle Dr	Shelter Island	\$1,050,000	Colonial	4	2.5	N	*1250752
10 Boro Hall Ln	Shelter Island	\$975,000	Traditional	4	3.5	N	2844075
7 Lagoon Ct	Jamesport	\$950,000	Other	8	5.55	N	2842618
385 Grissom Ln	Southold	\$949,000	Traditional	4	3.5	N	2841010
2015 Kenneys Rd	Southold	\$925,000	Mediterranean	4	3	N	2840893
13 Harbor Rd	Aquebogue	\$915,000	Exp Cape	3	2	Y	2841369
1230 Bayberry Rd	Cutchogue	\$899,000	Exp Ranch	3	2	Y	2841109
850 Marratooka Ln	Mattituck	\$894,000	Colonial	4	3.5	Y	2843268
3 Peconic Ave	Shelter Island	\$850,000	Ranch	4	2	Y	*1251503
735 Waterview Dr	Southold	\$829,000	Ranch	3	2	Y	2844504
837 Main St	Greenport	\$795,000	Antique/Hist	4	4.5	N	2840880
2 Behringer Ln	Shelter Island	\$759,000	Post Modern	3	2.5	N	2841151
1075 W Cedar Point Dr	Southold	\$746,000	Cape	3	2	Y	2840438
300 Green Hill Ln	Greenport	\$649,000	Colonial	4	2	N	2840811
280 Homestead Way	Greenport	\$649,000	Colonial	4	3.5	N	2843923
137 Sterling Ave	Greenport	\$649,000	Victorian	4	2	N	2843907
45 Center St	Jamesport	\$625,000	2 Story	4	2	N	2840987
605 Bay Shore Rd	Greenport	\$599,999	Cape	4	3	Y	2840514
313 Oakleigh Ave	Baiting Hollow	\$599,999	Colonial	4	2.5	N	2841431
215 Marina Ln	East Marion	\$569,000	Colonial	4	2.5	N	2841886
125 Timothy Ln	Jamesport	\$550,999	Colonial	4	2.5	N	2843949
64 4th St	S. Jamesport	\$549,000	Ranch	3	1.5	N	2841088
4270 Aldrich Ln	Laurel	\$549,000	Traditional	4	2	N	*1252191
945 Westwood Ln	Greenport	\$539,000	Traditional	4	2	N	2841749
205 Baywood Dr	Baiting Hollow	\$525,000	Colonial	4	2.5	N	2841664
294 Baywood Dr	Baiting Hollow	\$524,900	Victorian	3	2.5	N	2843333

517 Brown St	Greenport	\$499,000	Farmhouse	4	1	N	2843141
4505 Alvahs Ln	Cutchogue	\$499,000	Farmhouse	4	2	N	2843619
3800 Vanston Rd	Cutchogue	\$499,000	Ranch	3	2	N	2842012
6 Smugglers Path	Jamesport	\$495,000	Contemporary	3	2	N	2842310
2225 Kenneys Road Rd	Southold	\$485,000	Ranch	3	2.5	N	2842870
705Aka880 Wiggins St	Greenport	\$475,000	2 Story	2	2	N	2841120
1480 N Smith Dr	Southold	\$475,000	Ranch	3	1.5	N	2843409
73 Alfred Ave	Baiting Hollow	\$474,999	Colonial	4	2.5	N	2843672
10650 Old Sound Ave	Mattituck	\$469,500	Colonial	3	2.5	N	2840385
20 Ann Ave	Riverhead	\$449,000	Colonial	4	2.5	N	2842333
275 Sound Ave	Peconic	\$440,000	Cottage	3	1.5	N	2843611
600 Main Rd	Laurel	\$424,000	Antique/Hist	3	2	N	2842960
49 Sunset Ln	Greenport	\$399,900	Cape	3	1	N	2844494
74 Fox Ln	Jamesport	\$399,000	Ranch	3	2	N	2841009
2295 Stillwater Ave	Cutchogue	\$389,000	Cottage	2	1	N	2843703
216 Fishel Ave	Riverhead	\$359,000	2 Story	3	2	N	2844034
390 Middleton Rd	Greenport	\$349,000	Ranch	2	1	N	2843164
560 Paradise Shores Rd	Southold	\$325,000	Cottage	2	1	N	2843138
11 Segal Ext	Riverhead	\$299,000	Ranch	3	2	N	2840559
87 Fanning Blvd	Riverhead	\$299,000	Ranch	3	1.5	N	2843530
225 Elm Ave	Flanders	\$275,000	Ranch	3	1	N	2843944
855 W Main St	Riverhead	\$220,000	2 Story	4	2	Y	2841819
107 Priscilla Ave	Flanders	\$199,000	Ranch	3	1	N	2844567
519 Sweezy Ave	Riverhead	\$195,000	Cape	2	2	N	2843575
42 Oak Dr	Riverhead	\$179,000	Ranch	2	1	N	2842319
1661-149 Old Country Rd	Riverhead	\$159,000	Other	2	2	N	2840566
525/12 Riverleigh	Riverhead	\$115,000	Mobile Home	3	2	N	2840473
1661-213 Old Country Rd	Riverhead	\$92,000	Mobile Home	2	2	N	2842438
346 Flanders Rd	Riverhead	\$74,990	Mobile Home	2	1	N	2844701
525/115 Riverleigh Ave	Riverhead	\$43,000	Mobile Home	3	1.5	N	2844536
55 County Rd 48	Mattituck	\$3,300	Comm/Ind			N	2844222
7555 Main Rd	Mattituck	\$1,950	Comm/Ind			N	2842943
6 E Main St	Riverhead	\$450	Comm/Ind			N	2843918
3112 Bluffs Drive S	Baiting Hollow	\$424,130	Condo	2	2	N	2843047
602 Fox Hill Dr	Baiting Hollow	\$399,000	Condo	2	2	N	2842616
61475 County Road 48 Rd	Greenport	\$359,000	Condo	2	2	Y	2840962
204 Fox Hill Dr	Baiting Hollow	\$318,000	Condo	2	2	N	2844073
Sound Ave	Riverhead	\$1,700,000	Land			N	2842111
32635 County Rd 48	Peconic	\$449,000	Land			N	2842193
415 S Lakeside Dr	Southold	\$349,000	Land			Y	2842309
2820 Stanley	Mattituck	\$275,000	Land			N	2841992
77 Sound Shore Rd	Riverhead	\$245,000	Land			N	2841234
95 Sound Shore Rd	Riverhead	\$245,000	Land			N	2841217
47 Sound Shore Rd	Riverhead	\$245,000	Land			N	2841232
4688 Sound Ave	Riverhead	\$225,000	Land			N	2841191
4712 Sound Ave	Riverhead	\$225,000	Land			N	2841206
480 Ackerly Pond Ln	Southold	\$219,000	Land			N	2843195

6430 Hortons Ln	Southold	\$199,000	Land			N	2842049
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
62675 County Rd 48	Greenport	\$2,195,000	Traditional	4	3.55	Y	2830865
750 E Cedar Point Dr	Southold	\$1,298,000	2 Story	4	2.5	Y	2834125
556 Sound Shore Rd	Riverhead	\$1,245,000	Cape	4	2	Y	2827451
830 Clearview Rd	Southold	\$999,000	Cape	3	2	Y	2765198
1005 Mill Rd	Peconic	\$999,000	Colonial	5	3.5	N	2784150
830 Clearview Rd	Southold	\$999,000	Cape	3	2	Y	2790601
1020 Glenn Rd	Southold	\$779,000	Cape	4	2.5	Y	2742030
385 Hope Ln	Southold	\$749,500	2 Story	4	2.5	N	2834128
12 Great Circle Dr	Shelter Island	\$749,000	Ranch	3	2.5	N	*1242179
4955 Skunk Ln	Cutchogue	\$699,000	Farmhouse	3	1.5	Y	2811110
45 Washington Ave	S. Jamesport	\$675,000	Cottage	3	2	N	2803767
505 Saltaire Way	Mattituck	\$659,000	Traditional	4	2.5	N	2821952
380 Garden Ct	Southold	\$619,000	Colonial	3	3	N	2838416
17 Smith St	Shelter Island	\$595,000	Bungalow	3	1	N	*1240828
605 Leeward Dr	Southold	\$579,000	Ranch	3	2.5	N	2801976
1055 Sutton Pl	Greenport	\$559,000	Cape	4	2	N	2799873
127 Landing Ln	Baiting Hollow	\$545,000	Contemporary	3	3	N	2809834
585 Donna Dr	Mattituck	\$527,750	Post Modern	5	4	N	2772253
73 Roanoke Ct	Riverhead	\$523,500	Post Modern	4	3	N	2808714
705 S Smith Dr	Southold	\$515,000	Ranch	3	3	N	2813656
65 Gin Ln	Southold	\$499,900	Ranch	3	2	N	2820750
605 Seawood Dr	Southold	\$449,000	Cape	4	3.5	N	2800219
97 Vineyard Way	Aquebogue	\$429,900	Ranch	3	2	N	2829512
34 W Apollo Dr	Aquebogue	\$425,000	Cape	4	2	N	2809691
2015 Bay Ave	East Marion	\$425,000	Cottage	1	1	Y	2839190
107 Sunup Trl	Aquebogue	\$399,000	Ranch	3	2	N	2830032
75 Riverside Dr	Riverhead	\$399,000	Colonial	4	2	N	2832499
432 Sweezy Ave	Riverhead	\$359,990	Cape	5	4	N	2807796
60 Gagens Landing Rd	Southold	\$345,000	Ranch	3	2	N	2799734
255 Summer Ln	Southold	\$324,900	Colonial	5	3	N	2832226
27 Oak Dr	Baiting Hollow	\$319,000	Ranch	2	1	N	2837501
435 Middle Rd	Riverhead	\$259,000	Cape	2	2	N	2834735
184 Rabbit Run	Riverhead	\$249,900	Ranch	3	2	N	2817062
20 Ackerly St	Riverhead	\$249,000	Ranch	2	1	N	2793623
418 N Howell Ave	Riverhead	\$239,900	Ranch	4	1.5	N	2830538
8 Pirate St	Riverhead	\$205,000	Ranch	2	1	N	2828971
68 Broad Ave	Aquebogue	\$189,000	Raised Ranch	2	1	N	2834887
1661-267 Old Country Rd	Riverhead	\$142,000	Ranch	2	2	N	2837882
525 Riverleigh/34 Ave	Riverhead	\$119,999	Mobile Home	3	2	N	2823010
1661-182 Old Country Rd	Riverhead	\$107,000	Other	2	1	N	2803387
1661-253 Old Country Rd	Riverhead	\$73,000	Other	2	2	N	2841366
1661-443 Old Country Rd	Riverhead	\$50,000	Mobile Home	2	2	N	2837000
525 Riverleigh Ave	Riverhead	\$47,000	Mobile Home	3	2	N	2814968
525 Riverleigh/119	Riverhead	\$39,999	Mobile Home	2	2	N	2822468

37-47 Hubbard Ave	Riverhead	\$39,900	Mobile Home	2	1.5	N	2839447
525 Riverleigh/188 Ave	Riverhead	\$36,000	Mobile Home	2	1	N	2816403
37-90 Hubbard Ave	Riverhead	\$35,000	Mobile Home	2	1	N	2814615
525 Riverleigh/213 Ave	Riverhead	\$19,999	Mobile Home	2	2	N	2820211
836 E Main St	Riverhead	\$225,000	Comm/Ind			N	2791149
617 Fox Hill Dr	Baiting Hollow	\$379,000	Condo	2	2	N	2836585
1702 S Bluffs Dr	Baiting Hollow	\$299,900	Condo	2	2.5	N	2811630
55075 Route 25	Southold	\$260,000	Co-Op	2	1	N	2761033
24 Warner Ct	Baiting Hollow	\$459,000	Land			N	2755366
91 Herricks	Jamesport	\$369,000	Land			N	2810445

CLOSED

Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	M
545 Beachwood Rd	Cutchogue	\$1,499,000	\$1,485,000	2 Story	4	2	Y	2799
350 Rabbit Ln	East Marion	\$995,000	\$950,000	Contemporary	3	3	Y	2811
400 Water Ter	Southold	\$925,000	\$925,000	Post Modern	4	2.5	N	2799
2765 Wells Rd	Peconic	\$849,000	\$849,000	Traditional	4	2	Y	2822
83 N Midway Rd	Shelter Island	\$699,000	\$699,000	Ranch	3	2.5	N	*103
18 S Menantic Rd	Shelter Island	\$649,000	\$589,000	Cottage	3	2	N	*123
3600 Pequash Ave	Cutchogue	\$569,000	\$543,000	Exp Ranch	3	3	N	2773
12250 Soundview Ave	Southold	\$569,000	\$535,000	Contemporary	3	3.5	N	2783
437 5th St	Greenport	\$549,000	\$525,000	Victorian	6	3	N	2683
13115 Main Bayview Rd	Southold	\$549,000	\$532,000	Ranch	2	1	N	2759
588 Pleasure Dr	Flanders	\$525,000	\$495,000	Contemporary	4	3.5	N	2676
235 Rogers Rd	Southold	\$479,000	\$453,500	Ranch	3	2.5	N	2823
167 Grant Dr	Aquebogue	\$459,000	\$445,000	Traditional	4	2.5	N	2813
15825 Main Rd	Mattituck	\$459,000	\$428,000	Farmhouse	3	2	N	2823
86 Smith St	Shelter Island	\$450,000	\$400,000	Cottage	2	1.5	N	*124
129 Promenade Dr	Aquebogue	\$449,000	\$442,000	Ranch	2	2	N	2810
236 6th Ave	Greenport	\$448,999	\$433,000	Cottage	4	1	N	2811
338 Sweezy Ave	Riverhead	\$435,000	\$425,000	Other	7	3	N	2744
26 Meadowbrook Ln	Flanders	\$415,000	\$397,500	Colonial	4	2.55	N	2810
280 Sunrise Way	Southold	\$399,000	\$387,000	Cape	2	1	N	2813
113 Northgate Cir	Baiting Hollow	\$359,000	\$359,000	Victorian	4	3	N	2813
960 Aka 25 Middleton Rd	Greenport	\$329,000	\$310,000	Cape	2	1	N	2813
106 June Ave	Flanders	\$325,000	\$305,000	Ranch	3	2	N	2799
34 Sunrise Ave	Riverhead	\$315,000	\$315,000	Ranch	3	2.5	N	2833
27 Eight Bells Rd	Riverhead	\$299,000	\$290,000	Cottage	2	1.5	N	2823
31 Dolphin Way	Riverhead	\$269,990	\$265,000	Ranch	3	1.5	N	2810
184 Rabbit Run	Riverhead	\$249,900	\$250,000	Ranch	3	2	N	2813
414 Sweezy Ave	Riverhead	\$239,000	\$225,000	Cape	2	1	N	2800
26 Park Dr	Riverhead	\$229,000	\$205,000	Ranch	2	1	N	2766
356-22 Oakleigh Ave	Baiting Hollow	\$199,000	\$165,000	Cottage	2	1.5	N	2744
1661-182 Old Country Rd	Riverhead	\$107,000	\$107,000	Other	2	1	N	2803
525 Riverleigh Ave	Riverhead	\$47,000	\$40,000	Mobile Home	3	2	N	2813
525 Riverleigh/119	Riverhead	\$39,999	\$37,000	Mobile Home	2	2	N	2823
525 Riverleigh/188 Ave	Riverhead	\$36,000	\$31,000	Mobile Home	2	1	N	2813
37-90 Hubbard Ave	Riverhead	\$35,000	\$22,500	Mobile Home	2	1	N	2813

525 Riverleigh/213 Ave	Riverhead	\$19,999	\$15,000	Mobile Home	2	2	N	282
2555 Youngs Ave	Southold	\$359,000	\$340,000	Condo	2	2	N	*124
202 Bayberry Dr	Riverhead	\$249,000	\$237,500	Condo	2	2	N	278
2 Fox Hollow	Shelter Island	\$395,000	\$380,000	Land			N	*124

Learn more about Me: <http://www.cardinalerealty.net/index.cfm?pageid=9>

Read Testimonials from past customers and clients:

<http://www.cardinalerealty.net/index.cfm?pageid=8&itemid=1>

Sample of the properties I represent:

<http://www.cardinalerealty.net/index.cfm?pageid=4>



10095 Main Rd, PO Box 1477, Mattituck Plaza, Mattituck, NY 11952

631-298-0300 office 631-298-0301 fax

dcardinale@danielgale.com