



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

April 17th – 30th, 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#
3735 Paradise Point Rd	Southold	\$1,750,000	Contemporary	4	2.5	Y	2929998
40300 Route 25	Peconic	\$1,599,000	Farmhouse	7	7	N	2933425
13 Locust Woods Dr	Shelter Island	\$1,499,000	Victorian	6	4.5	N	2930971
350 Macdonald Rd	Laurel	\$1,295,000	Exp Ranch	6	3.5	Y	2931788
4835 Oregon Rd	Mattituck	\$1,295,000	Farmhouse	3	2	N	2932224
8 Harbor Rd	Aquebogue	\$1,199,000	Contemporary	3	2.5	Y	2930143
1515 Anchor Ln	Southold	\$1,150,000	Modern	3	4	Y	2931098
5850 New Suffolk Rd	New Suffolk	\$1,149,000	Post Modern	4	2.5	N	2930684
5200 Nassau Point Rd	Cutchogue	\$1,100,000	2 Story	5	2	N	2930345
1055 North View Dr	Orient	\$985,000	Hi Ranch	4	2	N	2929870
2235 Laurel Trl	Laurel	\$850,000	Post Modern	5	4.5	N	2932154
575 E Legion Ave	Mattituck	\$829,000	Cape	5	3	Y	2932920
711 Herricks Ln	Jamesport	\$800,000	Traditional	4	2.5	N	2933292
4400 Vanston Rd	Cutchogue	\$795,000	Ranch	4	2	N	2929670
3775 Pine Neck Rd	Southold	\$750,000	Colonial	4	2	Y	2933700
790 Ruch Ln	Southold	\$749,000	Cottage	3	2	Y	2931767
3 Stearns Point Rd	Shelter Island H	\$745,000	Cottage	2	1	N	*1282260
1310 Lighthouse Rd	Southold	\$735,000	Exp Cape	3	2	N	2931131
2330 Brigantine Dr	Southold	\$735,000	Cape	3	2.5	N	2931163
1115 Farmveu Rd	Mattituck	\$699,000	Traditional	5	4.5	N	2933134
71 Jean Ct	Riverhead	\$689,000	Contemporary	4	3	N	2931184
16 Dougs Ln	S. Jamesport	\$679,000	Ranch	4	3	N	2932222
2705 Eugenes Rd	Cutchogue	\$665,000	Traditional	4	2.5	N	2930477
655 Flint St	Greenport	\$649,000	Colonial	4	2	N	2932878
505 Azalea Rd	Mattituck	\$639,000	Ranch	3	2.5	N	2932984
280 Pond Ave	Southold	\$629,995	Ranch	5	4	N	2930011
31 Bellflower Ct	Riverhead	\$629,000	Ranch	3	3	N	2931898
4 Bateman Rd	Shelter Island	\$625,000	Cottage	2	2	N	2932013
5102 W Mill Rd	Mattituck	\$625,000	Hi Ranch	4	2	N	2932616
740 Willow Dr	Greenport	\$599,000	Colonial	3	2.5	N	2929876
910 Brigantine Dr	Southold	\$595,000	Exp Ranch	3	2.5	N	2933743
320 Glenn Rd	Southold	\$590,000	Ranch	3	2	Y	2930302
2650 Pine Neck Rd	Southold	\$579,000	Cape	3	1.5	N	2933404
610 Richmond Rd	Southold	\$576,500	Exp Ranch	3	2	N	2931261
1035 Mccann Ln	Greenport	\$539,000	Ranch	3	2	N	2932249
710 Shepard Dr	Southold	\$525,000	Contemporary	3	2	N	2933554
8150 Soundview Ave	Southold	\$519,000	Ranch	3	2	N	2931066
7480 N Bayview Rd	Southold	\$499,990	Colonial	5	2	N	2929790
403 Lilac Ln	Cutchogue	\$499,990	Ranch	2	2	N	2929976

76 Phillips Ln	Aquebogue	\$485,000	Traditional	4	2	N	2932225
22 Arrowhead Ave	Riverhead	\$429,000	Colonial	3	1.5	N	2933619
412 N Williams Way	Baiting Hollow	\$419,900	Ranch	3	2	N	2931679
143 Albany Ave	Flanders	\$349,000	Ranch	3	1	N	2933426
138 Duryea St	Riverhead	\$349,000	Ranch	3	2	N	2933472
128 Park Rd	Riverhead	\$339,000	Ranch	2	1.5	N	2931623
20 Groves Dr	Flanders	\$189,990	Cape	4	1.5	N	2933345
525/D18 Riverleigh Ave	Riverhead	\$44,999	Mobile Home	2	1.5	N	2930727
525-11 Riverleigh Ave	Riverhead	\$27,500	Mobile Home	1	1	N	2930678
525/105 Riverleigh Ave	Riverhead	\$26,000	Mobile Home	2	1	N	2930253
169 Roanoke Ave	Riverhead	\$380,000	Comm/Ind			N	2932170
205 Osborn Ave	Riverhead	\$2,000	Comm/Ind			N	2933556
20 W Main St	Riverhead	\$750	Comm/Ind			N	2932886
315 Stonecrop Road	Riverhead	\$669,000	Condo	4	2.55	N	2932758
75 Saddle Lakes Dr	Riverhead	\$379,000	Condo	2	2.5	Y	2933142
1001 Willow Pond Dr	Riverhead	\$369,000	Condo	2	2.5	N	2932022
1704 S Bluffs Dr	Baiting Hollow	\$339,000	Condo	2	2.5	Y	2932654
4102 Saint Andrews Ave	Riverhead	\$330,000	Condo	2	2	N	2932074
2805 Bayberry Path	Riverhead	\$315,000	Homeowner Assoc	2	2.5	N	2932755
West Lane	Riverhead	\$1,200,000	Land			Y	2931324
9502 N Bayview Rd	Southold	\$750,000	Land			N	2930917
2495 Mulberry St	Cutchogue	\$575,000	Land			N	2933704
2995 Mulberry St	Cutchogue	\$575,000	Land			N	2933710
100 Pine Ave	Southold	\$329,000	Land			N	2931683
6510 Hortons Ln	Southold	\$299,999	Land			N	2931957
Founders Path	Baiting Hollow	\$299,900	Land			N	2933363
415 S Lakeside Dr	Southold	\$299,000	Land			Y	2932360
5310 Sound Ave	Aquebogue	\$225,000	Land			N	2931349
480 Ackerly Pond Ln	Southold	\$219,000	Land			N	2931791
153 Herricks Ln	Jamesport	\$199,000	Land			N	2931644
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
2 Bay Ave	Shelter Island	\$2,300,000	Colonial	6	3.5	Y	*1202451
136 N Ram Island Dr	Shelter Island	\$2,100,000	Modern	3	2.5	N	2917742
985/1085 Bay Shore Rd	Greenport	\$999,999	Ranch	3	2	Y	2925638
1585 Long Creek Dr	Southold	\$899,000	Traditional	4	4	Y	2906606
1390 Country Club Dr	Cutchogue	\$767,000	Cape	3	2.5	N	2930222
3245 Mill Ln	Peconic	\$679,000	Ranch	4	2	N	2916552
389 Sound Shore Rd	Riverhead	\$559,000	Colonial	4	3	N	2852892
445 Burtis Pl	Peconic	\$495,999	Cottage	3	1.5	N	2922222
520 Harvest Ln	Mattituck	\$495,000	Colonial	3	2.5	N	2758169
7 Jaspa Rd	Shelter Island	\$465,000	Ranch	2	2	N	*1281904
900 Cedar Dr	Southold	\$429,000	Ranch	3	1	N	2915507
1 Huckleberry Hill	Aquebogue	\$429,000	Saltbox	3	2	N	2924183
55 Jacobs Pl	Aquebogue	\$425,000	Contemporary	3	2	N	2854718
11 Albany St	Flanders	\$424,900	Hi Ranch	3	2	N	2908267
10 Holly Tree Ln	Jamesport	\$419,000	Ranch	2	2	N	2916818
313 Riverside Dr	Riverhead	\$384,990	Colonial	3	1.5	N	2922968
40 Lakeview Dr	Riverhead	\$369,500	2 Story	3	2	N	2918862

291 Washington Ave	Jamesport	\$359,000		Ranch	2	1	N	2856946
415 Brookhaven Ave	Flanders	\$355,000		Ranch	3	2	N	2920159
257 Main(Private Rd) Rd	Aquebogue	\$345,000		Ranch	3	1	N	2908873
112 Old Farm Rd	Riverhead	\$329,000		Ranch	3	2	N	2925620
52 Fanning Rd	Flanders	\$309,900		Victorian	4	2.5	N	2922946
79 Lake Ave	Riverhead	\$239,000		Other	2	1	N	2904902
57 Goodridge Ave	Riverhead	\$229,990		Ranch	3	1	N	2927244
67 Reeves Bay Trl	Flanders	\$209,900		Ranch	1	1	Y	2933041
609 Northville Tpke	Riverhead	\$199,000		2 Story	3	1.5	N	2924947
525/100 Riverleigh Ave	Riverhead	\$29,990		Mobile Home	2	1	N	2882609
3 Tall Tree Cir	Jamesport	\$869,000		Condo	3	3.5	N	2879026
3201 Bluffs Drive S	Baiting Hollow	\$379,000		Condo	2	2.5	N	2815642
31 Fox Hill Dr	Baiting Hollow	\$379,000		Condo	2	2	N	2919458
37 Fox Hill Dr	Baiting Hollow	\$369,000		Condo	2	2	N	2931877
3205 Bluffs Drive S	Baiting Hollow	\$349,000		Condo	2	2.5	N	2923982
7 Blackberry Cmns	Riverhead	\$249,900		Condo	2	2	N	2891744
114 Louise Ct	Riverhead	\$325,000		Land			Y	2920297
25 Fox Chaser Pl	Aquebogue	\$199,999		Land			N	2898428

CLOSED

Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
101 Sterling St	Greenport	\$1,850,000	\$1,737,500	Nantucket	3	3.55	N	2862190
4690 Blue Horizon	Peconic	\$1,600,000	\$1,450,000	Cape	3	3.5	Y	2895028
145 Fleetwood Rd	Cutchogue	\$1,275,000	\$1,275,000	2 Story	5	3.5	Y	2913322
500 Jacksons Landing Rd	Mattituck	\$1,099,000	\$1,063,900	Contemporary	3	2	Y	2905572
3415 Laurel Trl	Laurel	\$895,000	\$895,000	Colonial	5	4.5	N	2873971
56525 Route 48	Greenport	\$865,000	\$850,000	Cape	3	2	Y	2865946
10 West Neck Rd	Shelter Island	\$749,000	\$750,000	Bungalow	3	2	N	*1257737
2010 Haywaters Rd	Cutchogue	\$625,000	\$610,000	Farm Ranch	2	2.5	N	2887108
45 Center St	Jamesport	\$599,000	\$570,000	Modern	4	2	N	2894080
236 Manor Pl	Greenport	\$595,000	\$500,000	Traditional	3	2.5	N	*1282505
40 Osseo Ave	Southold	\$559,000	\$551,000	Ranch	3	2	N	2914365
64 Risa Ct	Flanders	\$550,000	\$527,000	Post Modern	4	2.5	N	2873817
1450 Hortons Ln	Southold	\$549,000	\$540,000	Antique/Hist	2	1.5	N	2911221
7930 Soundview Ave	Southold	\$529,000	\$515,000	2 Story	4	2.5	N	2832821
1460 N Oakwood Dr	Laurel	\$499,000	\$499,000	Cottage	3	1.5	Y	2900115
25 Alissa Ln	Flanders	\$460,000	\$440,000	Contemporary	3	2.5	N	2872917
1700 Delmar Dr	Laurel	\$439,900	\$420,000	Ranch	3	2	N	2880769
45 West St	S. Jamesport	\$439,000	\$426,800	Victorian	3	1	N	2890848
428 Marcy Ave	Riverhead	\$355,000	\$351,920	Traditional	3	2	N	2796383
1475 Kenneys Rd	Southold	\$349,900	\$385,000	Cape	4	2	N	2875253
388 Howell Ave	Riverhead	\$299,000	\$308,500	Cape	6	2	N	2875724
205 Newton Ave	Riverhead	\$299,000	\$275,000	Ranch	2	2	N	2906830
1395 Henry's Ln	Peconic	\$289,000	\$280,000	Other	3	2.5	N	2887576
20 Point Rd	Flanders	\$284,500	\$275,000	Ranch	2	1	N	2832420
15 Cruise St	Riverhead	\$275,000	\$265,000	Ranch	3	1	N	2856222
600 Howell Ct	Riverhead	\$239,000	\$229,000	Ranch	2	1	N	2902475
1661-508 Old Country Rd	Riverhead	\$229,000	\$220,000	Other	2	2	N	2924367
525/100 Riverleigh Ave	Riverhead	\$29,990	\$26,500	Mobile Home	2	1	N	2882609
57 Goose Neck Ln	Riverhead	\$439,000	\$430,000	Condo	3	3	N	2878527

69 Saddle Lakes Dr	Riverhead	\$350,000	\$325,000	Condo	2	2	N	2878542
2301 Augusta Aly	Riverhead	\$339,500	\$325,000	Condo	2	2	Y	2910450
213 Fox Hill Dr	Baiting Hollow	\$299,000	\$280,000	Condo	2	2	N	2734296
2555 Youngs Ave	Southold	\$289,000	\$272,000	Condo	2	2	N	2846742
2706 Willow Pond Dr	Riverhead	\$249,000	\$235,000	Condo	1	1.5	N	2881643
1965 Mulberry/Oregon Rd	Cutchogue	\$575,000	\$500,000	Land			N	2177151
32635 County Rd 48	Peconic	\$449,000	\$330,000	Land			N	2842193
9 Ole Buck Run	Shelter Island	\$265,000	\$245,000	Land			N	2917592
278 Washington Ave	Jamesport	\$149,000	\$145,000	Land			N	2865849

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