



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

June 1st-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#
1459 Peconic Bay Blvd	Laurel	\$2,800,000	2 Story	4	2	Y	2861337
31B Dickerson Dr	Shelter Island	\$2,795,000	Contemporary	3	2.5	Y	*1257730
450 Sound Beach Dr	Mattituck	\$2,500,000	Cottage	2	1	Y	2859323
860 Old North Rd	Southold	\$1,899,000	Farmhouse	3	2.55	N	2860599
13 Dickerson Dr	Shelter Island	\$1,838,000	Contemporary	2	1.5	Y	2857104
1750 Mount Beulah Ave	Southold	\$1,600,000	Estate	5	5.5	N	2859314
20 Sunshine Rd	Shelter Island	\$1,590,000	Traditional	4	3.5	N	2857107
171 D N Ferry Rd	Shelter Island	\$1,528,000	Contemporary	4	3.5	Y	2857365
Jones Walk	Water Island	\$1,500,000	Bungalow	2	1.5	Y	2860096
184 Phillips	Aquebogue	\$1,475,000	2 Story	5	4	N	2861372
3070 Peconic Ln	Peconic	\$1,450,000	Antique/Hist	4	4	N	2858339
1245 Old Wood Path	Southold	\$1,299,000	Other	4	4.5	N	2857183
132 West Neck Rd	Shelter Island	\$1,295,000	Traditional	4	3	N	*1257703
535 Lighthouse Rd	Southold	\$1,295,000	Post Modern	4	2.5	N	2859930
1515 Anchor Ln	Southold	\$1,250,000	Post Modern	3	4	Y	2858686
622 Lighthouse Rd	Southold	\$1,250,000	Barn	3	2	N	2857154
29A Osprey Rd	Shelter Island	\$1,200,000	Farmhouse	5	2.5	N	2860446
12 Dogwood Ln	Shelter Island	\$1,199,000	Cape	4	2	N	*1257725
950 Luptons Point Rd	Mattituck	\$1,195,000	Ranch	3	2.5	Y	2857274
860 Old North Rd	Southold	\$999,000	Farmhouse	3	2.55	N	2860601
750 Kerwin Blvd	Greenport	\$975,000	Traditional	6	4	N	2859487
8516 Main Bayview Rd	Southold	\$950,000	2 Story	4	2.5	N	2858825
625 Franklinville Rd	Laurel	\$890,000	Barn	5	4.5	N	2857402
10 West Neck Rd	Shelter Island	\$825,000	Bungalow	3	2	N	*1257737
11 Locust Ave	Shelter Island H	\$795,000	Victorian	4	3.5	N	*1257713
2130 Plum Island Ln	Orient	\$735,000	Cape	3	2	N	2858783
1045 Three Waters Ln	Orient	\$699,000	Cape	3	2	N	2858037
3445 Pine Neck Rd	Southold	\$695,000	Traditional	3	2	Y	2859508
755 Moores Ln	Greenport	\$695,000	Contemporary	3	2.55	N	2857494
265 Elizabeth Ln	Southold	\$695,000	Colonial	4	2.5	Y	2858923
3665 Park View Ln	Orient	\$679,000	Ranch	3	2	N	2861374
155 W Shore Dr	Southold	\$675,000	Cottage	5	3	N	2860677
315 Stonecrop Rd	Riverhead	\$669,000	Homeowner Assoc	4	2.5	N	2860479
Lot 8.14 Louise Ct	Riverhead	\$669,000	Colonial	4	2.5	N	2859659
477 Hartmanns Farm Rd	Riverhead	\$657,000	Ranch	3	2	Y	2860302
1690 Camp Mineola Rd	Mattituck	\$639,000	Ranch	3	2.5	N	2861143
17 Chris Sundrop Ct	Riverhead	\$595,000	Post Modern	4	3.5	N	2860513
138 Tuts Ln	S. Jamesport	\$550,000	Cape	3	2	N	2859191

1180 Greenway West	Orient	\$549,000	Ranch	3	1.5	N	2858748
27 Brander Pkwy	Shelter Island	\$549,000	Contemporary	4	2	N	*1257709
418-20 Lincoln St	Riverhead	\$549,000	2 Story	4	2.5	N	2860190
1870 Stars Rd	East Marion	\$509,000	Ranch	3	2	N	2858016
515 Moose Trl	Cutchogue	\$487,000	Ranch	3	2	N	2859169
27 Northgate Cir	Baiting Hollow	\$459,990	Ranch	3	2	N	2858094
2300 Grand Ave	Mattituck	\$450,000	Colonial	4	2.5	N	2858140
452 Paradise Shores Rd	Southold	\$449,000	Ranch	4	2	N	2860263
852 Pond View Rd	Riverhead	\$429,000	Contemporary	3	3	Y	2861092
72 Sunup Trl	Aquebogue	\$425,000	Ranch	3	2	N	*1257591
71 Saint Marys Dr	Jamesport	\$399,000	Colonial	3	2	N	2857992
55 King Ave	Flanders	\$389,000	Ranch	3	2	N	2859705
15 Rabbit Run	Riverhead	\$379,900	Contemporary	4	3	N	2858114
1305 Sigsbee Rd	Mattituck	\$355,000	Cottage	1	1	N	2860039
355 Riley Ave	Mattituck	\$350,000	Ranch	2	1	N	2857721
2110 Cox Neck Rd	Mattituck	\$341,550	Colonial	4	2.5	N	2858328
33 Van Houten St	Riverhead	\$329,999	Split	4	2	N	2860913
531 Brookhaven Ave	Flanders	\$325,000	Ranch	3	2.5	N	2858199
67 Reeves Bay Trl	Flanders	\$264,900	Ranch	2	1	Y	2857870
109 Oak Ave	Flanders	\$175,000	Ranch	4	1	N	2861388
32 B Witt	Aquebogue	\$115,000	Ranch	2	2	N	2858291
3 Woodcliff Trl	Baiting Hollow	\$99,000	Cottage	3	1	N	2858337
525 Riverleigh/88 Ave	Riverhead	\$64,999	Mobile Home	2	2	N	2861125
1661-162 Old Country Rd	Riverhead	\$57,000	Mobile Home	1	1	N	2858435
1795 #51 Osborne Ave	Riverhead	\$55,000	Mobile Home	2	1	N	2857767
525 Riverleigh/130	Riverhead	\$49,999	Mobile Home	2	0	N	2859733
A-20 Cottage Rd	Baiting Hollow	\$38,500	Cottage	2	1	N	2861267
525-229 Riverleigh Ave	Riverhead	\$38,000	Ranch	2	2	N	2857493
37-76 Hubbard Ave	Riverhead	\$24,900	Mobile Home	2	1	N	2861097
305 North Road	Greenport	\$3,300,000	Comm/Ind			N	2860380
625 Franklinville Rd	Laurel	\$890,000	Comm/Ind			N	2857433
142 Main St	Greenport	\$350,000	Comm/Ind			N	2860493
60 Dune Dr	Jamesport	\$925,000	Condo	2	2.5	N	2858106
9 Tall Tree Cir	Jamesport	\$645,000	Condo	2	2.5	N	2857098
704 Willow Pond Dr	Riverhead	\$350,000	Condo	2	2.5	Y	2861634
14 Blackberry	Riverhead	\$259,000	Condo	2	1.5	N	2857975
10750 Oregon Rd	Cutchogue	\$7,900,000	Land			N	2858751
2295/2303 Orchard St	Orient	\$1,695,000	Land			N	2861501
5455 Youngs Ave	Southold	\$999,000	Land			N	2860603
2120 N. Sea Dr	Southold	\$499,000	Land			N	2859976
34460 Main Rd	Cutchogue	\$350,000	Land			N	2860543
1600 Mary's Rd	Mattituck	\$249,000	Land			N	2860299
Lot 2 Herricks Ln	Jamesport	\$239,000	Land			N	2860638
860 Pondview Rd	Riverhead	\$169,000	Land			Y	2860294
44 Booker Dr	Riverhead	\$110,000	Land			N	2860254
6125 County Rd 48	Mattituck	\$108,000	Land			N	2861415
55 June Ave	Flanders	\$99,500	Land			N	2858135

UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
3055 Nassau Point Rd	Cutchogue	\$2,295,000	Traditional	4	2.5	Y	2851040
645 Rosenberg Rd	East Marion	\$2,150,000	Modern	3	3.555	Y	2861555
705 Cox Ln	Cutchogue	\$1,650,000	Farmhouse	5	2	N	2790978
555 Soundview Rd	Orient	\$1,199,000	Nantucket	5	3	Y	2850409
28545 Main Rd	Orient	\$795,000	Cape	4	4	N	2754005
837 Main St	Greenport	\$795,000	Antique/Hist	4	4.5	N	2840880
190 Eastwood Dr	Cutchogue	\$749,500	Ranch	3	3	N	2856090
2105 Country Club Dr	Cutchogue	\$659,000	Farm Ranch	3	3.5	N	2838525
215 Eastwood Dr	Cutchogue	\$645,000	Colonial	5	1.5	N	2829395
95 Highwood Rd	Southold	\$599,000	Cape	3	2	N	2856563
17 Silver Beech Ln	Baiting Hollow	\$524,999	Contemporary	4	3.5	N	2831949
7 Grant Dr	Aquebogue	\$519,000	Victorian	4	2.5	N	2789869
510 Holden Ave	Cutchogue	\$510,000	Ranch	3	2	N	2839351
6 Smugglers Path	Jamesport	\$495,000	Contemporary	3	2	N	2842310
411 Church Ln	Aquebogue	\$494,000	Victorian	4	2.5	N	2853318
905 Nakomis Rd	Southold	\$484,000	Cape	3	1.5	N	2846366
118 Washington Avenu Ext	Greenport	\$429,000	Ranch	3	3	N	2786665
186 Park Rd	Riverhead	\$429,000	2 Story	4	3.5	N	2833352
7 Vineyard Way	Aquebogue	\$429,000	Ranch	4	3	N	2847783
49 Tyler Dr	Riverhead	\$420,000	Colonial	4	3	N	2650701
42 6th St	Jamesport	\$419,000	Cottage	3	2	N	2797561
74 Fox Ln	Jamesport	\$412,000	Ranch	3	2	N	2841009
134 East St	Flanders	\$395,000	Traditional	4	4	N	2826304
8 Meadow Brook Ln	Flanders	\$389,000	Exp Ranch	3	2	N	2819951
135 Northern Pky	Riverhead	\$389,000	2 Story	3	2	N	2845583
16495 County Road 48	Cutchogue	\$375,000	Ranch	3	1	N	2820726
332 Twomey Ave	Baiting Hollow	\$374,000	Victorian	4	2.5	N	2840578
54 Beach Rd	Laurel	\$359,000	Cottage	3	1.5	N	2856591
1070 Ostrander Ave	Riverhead	\$329,990	Contemporary	1	2	N	2811958
143 Hallock St	Riverhead	\$315,000	Cottage	3	2	N	2857146
1661-541 Old Country Rd	Riverhead	\$259,000	Other	2	2	N	2772856
14 Fern Ave	Flanders	\$255,000	Ranch	3	1	N	2853533
40 Evergreen Rd	Flanders	\$229,000	Cottage	1	1	N	2773475
151 E 2nd St	Riverhead	\$179,000	Ranch	3	1	N	2853291
346 Flanders Rd	Riverhead	\$87,000	Mobile Home	2	1	N	2844701
525/86 Riverleigh Ave	Riverhead	\$34,000	Mobile Home	2	2	N	2798934
1661-283 Old Country Rd	Riverhead	\$34,000	Mobile Home	2	1	N	2845132
37-55 Hubbard Ave	Riverhead	\$29,900	Mobile Home	2	1	N	2827894
38 B Witt Ln	Aquebogue	\$20,000	Mobile Home	2	1.5	N	2823883
2820 Shipyard Lane	East Marion	\$645,000	Condo	2	2	Y	2811018
42 Big Pond Ln	Jamesport	\$599,999	Condo	2	3.5	Y	2755638
1003 N Bluffs Dr	Baiting Hollow	\$339,999	Condo	2	2	Y	2778775
1708 Willow Pond Dr	Riverhead	\$232,999	Condo	1	1.5	N	2845782
555 Grand View Dr	Orient	\$399,000	Land			N	2673645
122 Hickory Ave	Southold	\$389,000	Land			Y	2797710

1100 Island View Ln	Greenport	\$297,000		Land			N	2805453
1030 Uhl Ln	Orient	\$295,000		Land			N	2823811
145 Herricks Ln	Riverhead	\$215,000		Land			N	2851239
1880 Plum Island Ln	Orient	\$210,000		Land			N	2836398
13000 Main Rd	East Marion	\$175,000		Land			Y	2845969
217 Monsell Pl	Greenport	\$160,000		Land			N	2759750
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
15217&5200 Oregon Rd	Cutchogue	\$1,795,000	\$1,795,000	Antique/Hist	3	1	N	2748673
705 Cox Ln	Cutchogue	\$1,650,000	\$1,400,000	Farmhouse	5	2	N	2790978
750 E Cedar Point Dr	Southold	\$1,298,000	\$1,310,000	2 Story	4	2.5	Y	2834125
556 Sound Shore Rd	Riverhead	\$1,245,000	\$1,090,500	Cape	4	2	Y	2827451
3905 Wells Rd	Peconic	\$1,200,000	\$1,200,000	Cape	5	3.5	Y	*1255217
38 Bayberry Ln	Jamesport	\$1,200,000	\$1,025,000	2 Story	2	2	Y	2842571
60 Cobbetts Ln	Shelter Island	\$749,000	\$710,000	Split	5	3	N	2656754
4955 Skunk Ln	Cutchogue	\$699,000	\$670,000	Farmhouse	3	1.5	Y	2811110
31 Bay Harbor	Aquebogue	\$675,000	\$665,000	Cottage	2	1	Y	2792761
655 Eagle Nest Ct	Laurel	\$660,000	\$660,000	Traditional	4	2.5	Y	2822379
380 Garden Ct	Southold	\$619,000	\$607,000	Colonial	3	3	N	2838416
630 Lake Dr	Southold	\$609,000	\$580,000	Cape	4	2	N	2833650
605 Rosewood Dr	Mattituck	\$599,900	\$567,500	Colonial	4	2.5	N	2776260
660 Hobart Rd	Southold	\$550,000	\$550,000	Cottage	2	1	N	2821584
4534 Sound Ave	Riverhead	\$495,000	\$485,000	Farmhouse	3	2	N	2787294
34 W Apollo Dr	Aquebogue	\$425,000	\$425,000	Cape	4	2	N	2809691
2015 Bay Ave	East Marion	\$425,000	\$420,000	Cottage	1	1	Y	2839190
130 Colonial Rd	Southold	\$409,000	\$390,000	Ranch	2	0.5	N	2814432
107 Sunup Trl	Aquebogue	\$399,000	\$387,500	Ranch	3	2	N	2830032
Tbb Lot 7 Gateway East Dr	Riverhead	\$334,900	\$335,000	Ranch	3	2	N	2717718
43 Willow St	Aquebogue	\$329,000	\$307,500	Ranch	3	1	N	2805097
1350 Crown Land Ln	Cutchogue	\$294,900	\$337,000	Ranch	3	2	N	2797307
15 Temple Ave	Flanders	\$285,000	\$275,000	Ranch	2	2	N	2776418
450 Marcy Ave	Riverhead	\$279,000	\$225,000	Ranch	3	1	N	2843693
500 Wiggins St	Greenport	\$249,000	\$275,000	Bungalow	2	1	N	2837166
20 Ackerly St	Riverhead	\$249,000	\$229,000	Ranch	2	1	N	2793623
23 Hinda Blvd	Riverhead	\$199,000	\$190,000	Ranch	2	1	N	2809344
346 Flanders Rd	Riverhead	\$87,000	\$80,000	Mobile Home	2	1	N	2844701
1661-237 Old Country Rd	Riverhead	\$79,900	\$67,000	Other	2	2	N	2821722
1661 - 265 Old Country Rd	Riverhead	\$48,999	\$44,000	Mobile Home	2	2	N	2769182
1661-283 Old Country Rd	Riverhead	\$34,000	\$34,000	Mobile Home	2	1	N	2845132
37-55 Hubbard Ave	Riverhead	\$29,900	\$25,000	Mobile Home	2	1	N	2827894
38 B Witt Ln	Aquebogue	\$20,000	\$18,000	Mobile Home	2	1.5	N	2823883
55 Goose Neck Ln	Riverhead	\$365,000	\$360,000	Condo	2	2	Y	2833694
1004 Baltusrol Blvd	Riverhead	\$335,000	\$325,000	Condo	2	2	N	2816519
1702 S Bluffs Dr	Baiting Hollow	\$299,900	\$309,500	Condo	2	2.5	N	2811630
1000 Ninth Street St	Greenport	\$110,000	\$100,000	Co-Op	1	1	N	2837787
5200 Oregon Rd	Cutchogue	\$1,795,000	\$1,795,000	Land			N	2748710
24 Warner Ct	Baiting Hollow	\$459,000	\$380,000	Land			N	2755366

14105 Main Bayview Rd	Southold	\$369,000	\$369,000	Land	N	2678423
2465 Laurel Tri	Laurel	\$275,000	\$230,000	Land	N	2778171
185 Stony Shore Dr	Southold	\$179,000	\$150,000	Land	N	2628273
3595 Elijahs Ln	Mattituck	\$160,000	\$142,500	Land	N	2715592

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