



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

*April 16th – 30th, 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#
7 Apple Orchard Ln	Shelter Island	\$10,995,000	Other	6	6.5	Y	*1252896
6175 Oregon Rd	Cutchogue	\$8,500,000	Antique/Hist	4	2.555	Y	2847460
3875 Hallock Ln Ext	Mattituck	\$7,500,000	Estate	6	7.5	Y	2847137
1350 Paradise Point Rd	Southold	\$5,200,000	Other	6	4	Y	2845242
350 West Lake Dr	Southold	\$2,395,000	2 Story	3	3.5	Y	2848445
3525 Paradise Point Rd	Southold	\$2,299,000	Contemporary	4	3	Y	2845051
1970 Village Ln	Orient	\$1,750,000	Antique/Hist	3	2.5	N	2848597
1895 Minnehaha Blvd	Southold	\$1,650,000	Post Modern	3	3	Y	2845210
7 Baldwin Rd	Shelter Island	\$1,595,000	Farmhouse	4	3	N	*1253553
1800 Village Ln	Orient	\$1,495,000	Antique/Hist	3	2.5	N	2848097
142H N Ferry Rd	Shelter Island	\$1,475,000	Modern	4	4.5	Y	2845047
20275 Soundview Ave	Southold	\$1,395,000	Cottage	3	2	Y	2848704
700 Laurel Ct	Laurel	\$1,299,000	Colonial	5	3.5	N	2848503
1660 Indian Neck Ln	Peconic	\$1,250,000	Cape	6	5.5	N	2848516
1750 Beebe Dr	Cutchogue	\$1,100,000	Cape	3	2	Y	2848209
131 6th St	Greenport	\$999,999	Townhouse	3	2.5	Y	2846560
96 Pleasure Dr	Flanders	\$995,000	Farmhouse	3	4.5	N	2847067
16 Lakeview Dr	Shelter Island	\$995,000	Traditional	3	3	Y	*1253540
60 Laurel Ct	Laurel	\$975,000	2 Story	3	3.5	N	2847757
345 Private #8 Rd	East Marion	\$885,000	Colonial	5	2.5	N	2847135
3105 Sigsbee Rd	Mattituck	\$799,000	2 Story	3	1.5	Y	2845013
6 Derby Ct	Aquebogue	\$769,000	Colonial	4	2.5	N	2845122
530 Hobart Rd	Southold	\$767,400	Cape	4	3	N	2848995
29 Peconic Ave	Shelter Island	\$759,000	Bungalow	3	1.5	N	*1252252
1111 Main St	Greenport	\$669,000	Cape	3	2	N	2847849
760 Cases Ln	Cutchogue	\$650,000	Ranch	3	3	N	2846113
6 Bayrun Ln	Jamesport	\$649,500	Colonial	4	2.5	N	2847976
30 Arlen Ct	Flanders	\$629,000	Colonial	4	2	Y	2848929
3450 Peconic Bay Blvd	Laurel	\$610,000	2 Story	4	2.5	N	2845367
1400 Stillwater Ave	Cutchogue	\$599,000	Ranch	3	2	N	2848250
44 N Menantic Rd	Shelter Island	\$595,000	Cottage	2	2	N	*1253534
3145 Ole Jule Ln	Mattituck	\$590,000	2 Story	3	2	N	2848764
215 Donna Dr	Baiting Hollow	\$579,996	Victorian	4	3.5	N	2845789
570 Jernick Ln	Southold	\$550,000	Ranch	3	2	N	2847191
56 4th St	S. Jamesport	\$529,000	Cape	4	2	N	2848786
2460 Paradise Shores Rd	Southold	\$475,000	Cottage	5	2	N	2846720
5 N Village Grn	Baiting Hollow	\$469,900	Colonial	3	2.55	N	2846974
35915 Main Rd	Cutchogue	\$440,000	Traditional	3	1.5	N	2846368

7 Vineyard Way	Aquebogue	\$429,000	Ranch	4	3	N	2847783
21 Locust St	Aquebogue	\$425,000	Cape	2	2	N	2848377
20 Ruth Ct	Riverhead	\$399,900	Colonial	5	3.5	N	2844879
179 Sunup Trl	Aquebogue	\$399,000	2 Story	3	2.5	N	2847330
57 W Linda Ln	Riverhead	\$399,000	Contemporary	3	1.5	N	2846868
55 Ida Ln	Aquebogue	\$389,500	Ranch	3	2	N	2848088
135 Northern Pky	Riverhead	\$389,000	2 Story	3	2	N	2845583
370 N Bayview Road Ext	Southold	\$389,000	Ranch	3	1	N	2845324
67 Trout Brook Ln	Aquebogue	\$379,000	Traditional	4	2	N	2845291
975 Tuckers Ln	Southold	\$359,000	Ranch	3	2	N	2847132
215 Walnut Pl	Mattituck	\$339,000	Cottage	3	1	N	2845064
7 Joyce Dr	Riverhead	\$329,999	Ranch	3	2	N	2848784
22 Madison St	Riverhead	\$320,000	Ranch	3	2.5	N	2845591
92 Riverside Ave	Flanders	\$319,000	Ranch	3	2	N	2848027
116 Mill Rd	Riverhead	\$299,999	Cape	3	1.5	N	2847011
626 Northville Tpke	Riverhead	\$259,000	Farmhouse	2	1.5	N	2848662
1661-373 Old Country Rd	Riverhead	\$220,000	Ranch	3	2	N	2847974
158 Brookhaven Ave	Flanders	\$185,000	Ranch	1	1	N	2845580
1661-283 Old Country Rd	Riverhead	\$34,000	Mobile Home	2	1	N	2845132
1258 Middle Rd	Riverhead	\$2,750,000	Comm/Ind			N	2845027
222 Manor Pl	Greenport	\$969,000	Comm/Ind			N	2846694
53795 Route 25	Southold	\$895,000	Comm/Ind			N	2848200
53 West Main St	Riverhead	\$7,500	Comm/Ind			N	2846812
131 6th St	Greenport	\$999,999	Condo	3	2.5	Y	2846559
2460 Shipyard Ln	East Marion	\$869,000	Condo	2	2.5	Y	2847310
44 Stirling Cove	Greenport	\$799,000	Condo	2	2.5	Y	*1252636
61475 County Road 48	Greenport	\$375,000	Condo	2	2	N	2848570
1695 Calebs Way	Greenport	\$329,000	Condo	2	2	N	2845933
2555 Youngs Ave	Southold	\$305,000	Condo	2	2	N	2846742
55075 Route 25	Southold	\$175,000	Co-Op	1	1	N	2847251
6175 Oregon Rd	Cutchogue	\$8,500,000	Land			Y	2847475
1254 Northville Tpke	Riverhead	\$695,000	Land			N	2848295
6805 Alvahs Ln	Cutchogue	\$359,000	Land			N	2846240
415 Marion Pl	East Marion	\$269,000	Land			N	2847427
25 Fox Chaser Pl	Aquebogue	\$249,000	Land			N	2846285
8077 Main Bayview Rd	Southold	\$199,000	Land			N	2846892
175 Goose Creek Ln	Southold	\$199,000	Land			N	2846993
13000 Main Rd	East Marion	\$175,000	Land			Y	2845969
75-2 Further Ln	Riverhead	\$150,000	Land			N	2847760
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
1165 West Rd	Cutchogue	\$3,200,000	Antique/Hist	4	2	Y	2842586
4800 Paradise Point Rd	Southold	\$2,150,000	Contemporary	4	3	Y	2836854
9905 Nassau Point Rd	Cutchogue	\$1,995,000	Traditional	4	3.5	Y	2674888
7325 Nassau Point Rd	Cutchogue	\$1,699,500	2 Story	4	3	Y	2844995
1497 Peconic Bay Blvd	Laurel	\$1,599,000	Cape	3	3	Y	2834394
38 Bayberry Ln	Jamesport	\$1,200,000	2 Story	2	2	Y	2842571

2828 Great Peconic Ba Blvd	Laurel	\$1,150,000	Cape	4	2	Y	2838124	
425 King St	Orient	\$995,000	Colonial	3	2	N	2836532	
69 Kerry Ct	Riverhead	\$849,000	Victorian	3	2.5	N	2813564	
1295 Custer Ave	Southold	\$799,000	Barn	3	3.5	N	2812547	
2 Prospect Ave	Shelter Island	\$695,000	Ranch	2	1	N	*1183571	
1600 Westview Dr	Mattituck	\$679,000	Traditional	3	3	N	2839356	
165 Parkway	Southold	\$575,000	Ranch	3	2	N	2820553	
660 Hobart Rd	Southold	\$550,000	Cottage	2	1	N	2821584	
4534 Sound Ave	Riverhead	\$495,000	Farmhouse	3	2	N	2787294	
114 Timothy Ln	Jamesport	\$479,000	Colonial	4	2.5	N	2795674	
73 Alfred Ave	Baiting Hollow	\$474,999	Colonial	4	2.5	N	2843672	
275 Sound Ave	Peconic	\$440,000	Cottage	3	1.5	N	2843611	
5 Sebastian Dr	Riverhead	\$439,000	Farm Ranch	3	3	N	2835303	
50 Park Rd	Riverhead	\$395,000	Ranch	3	2.5	N	2799665	
1240 Gold Spur St	Cutchogue	\$339,000	Ranch	2	2	N	2815002	
4125 Oaklawn Avenue Ext	Southold	\$339,000	Ranch	2	2	N	2759630	
2125 Sound Ave	Baiting Hollow	\$329,900	Ranch	3	1	N	2830786	
512 Williams Way	Baiting Hollow	\$299,990	Ranch	3	2	N	2837508	
22 Indian Ave	Flanders	\$299,900	2 Story	3	2.5	N	2837872	
600 Cedar Dr	Southold	\$299,000	Ranch	3	1	N	2722142	
15 Temple Ave	Flanders	\$285,000	Ranch	2	2	N	2776418	
450 Marcy Ave	Riverhead	\$279,000	Ranch	3	1	N	2843693	
171 Woodhull Ave	Riverhead	\$275,000	Cape	3	1.5	N	2838753	
500 Wiggins St	Greenport	\$249,000	Bungalow	2	1	N	2837166	
855 W Main St	Riverhead	\$220,000	2 Story	4	2	Y	2841819	
23 Hinda Blvd	Riverhead	\$199,000	Ranch	2	1	N	2809344	
1035 Parkway St	Riverhead	\$165,000	Ranch	2	1	N	2817359	
1661-457 Old Country Rd	Riverhead	\$132,000	Ranch	2	2	N	2845348	
635 Church Ln	Cutchogue	\$112,500	Ranch	3	1	N	2834343	
1661-215 Old Country Rd	Riverhead	\$110,000	Mobile Home	2	2	N	2848201	
40 Woodcliff Trl	Baiting Hollow	\$49,990	Cottage	3	1	N	2823717	
525/115 Riverleigh Ave	Riverhead	\$43,000	Mobile Home	3	1.5	N	2844536	
1661 Old Country Rd	Riverhead	\$32,000	Mobile Home	2	2	N	2845228	
1701 Bluffs Dr	Baiting Hollow	\$365,000	Condo	2	2.5	N	2834404	
1004 Baltusrol Blvd	Riverhead	\$335,000	Condo	2	2	N	2816519	
2555 Youngs Ave	Southold	\$325,000	Condo	2	2	N	2806040	
2703 Amen Cor	Riverhead	\$320,000	Condo	2	2	N	2818475	
1625 Naugles Dr	Mattituck	\$849,000	Land			Y	2755942	
1260 Uhl Ln	Orient	\$295,000	Land			N	2728177	
2465 Laurel Tri	Laurel	\$275,000	Land			N	2778171	
2800 Eugenies Rd	Cutchogue	\$215,000	Land			N	2669125	
940 W Stanley Road	Mattituck	\$210,000	Land			N	2791159	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
1755 Shore Dr	Greenport	\$1,595,000	1399000	Contemporary	4	3.5	Y	2779869
1055 Bay Home Rd	Southold	\$715,000	675000	Contemporary	3	2.5	N	2832442
2 Prospect Ave	Shelter Island	\$695,000	690000	Ranch	2	1	N	*1183571

2100 Glenn Rd	Southold	\$599,000	545000	Contemporary	3	2.5	Y	2773877
605 Leeward Dr	Southold	\$579,000	537500	Ranch	3	2.5	N	2801976
505 Midway Rd	Southold	\$569,000	530000	Contemporary	3	2.5	Y	2759588
29 Star Flower	Riverhead	\$559,900	559900	Traditional	3	2.5	N	2778489
1833 Main Rd	Jamesport	\$435,000	425000	Victorian	4	3.5	N	2771899
752 Peconic Bay Blvd	Jamesport	\$389,900	404900	Ranch	3	2	N	2790710
84 Baiting Hollow Ln	Baiting Hollow	\$327,900	320000	Ranch	3	1.5	N	2773757
1000 Bayer Rd	Mattituck	\$299,000	300000	Cape	3	2	N	2761065
80 Fairway Ave	Riverhead	\$279,000	245000	Ranch	3	1	N	2808695
9180 Old Sound Ave	Mattituck	\$279,000	235000	Cottage	2	1	N	2788473
28 Fern Ave	Flanders	\$279,000	257000	Ranch	3	1	N	2796175
11080 Sound Ave	Mattituck	\$239,000	206500	Cape	3	1.5	N	2824021
1661-267 Old Country Rd	Riverhead	\$142,000	140000	Ranch	2	2	N	2837882
1661-253 Old Country Rd	Riverhead	\$73,000	73000	Other	2	2	N	2841366
525/187 Riverleigh Ave	Riverhead	\$55,000	52000	Mobile Home	2	2	N	2806443
40 Woodcliff Trl	Baiting Hollow	\$49,990	40000	Cottage	3	1	N	2823717
1661 Old Country Rd	Riverhead	\$32,000	29500	Mobile Home	2	2	N	2845228
A-8 Cottage Rd	Baiting Hollow	\$23,500	22000	Cottage	2	1	N	2826172
516 Fox Hill Dr	Baiting Hollow	\$429,000	407500	Condo	2	2	Y	2823828
160 Stoneleigh Dr	Riverhead	\$425,000	425000	Condo	2	3	N	2767288
1602 Bluffs Dr	Baiting Hollow	\$285,000	270000	Condo	2	2.5	N	2795864
1430 Marratooka Rd	Mattituck	\$215,000	205000	Land			N	2677245
940 W Stanley Road	Mattituck	\$210,000	190000	Land			N	2791159
665 Moose Trl	Cutchogue	\$175,000	160000	Land			N	2778844
105 Bittersweet Ln	Cutchogue	\$170,000	170000	Land			N	2706388

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