



Daniel  
Gale

Sotheby's  
INTERNATIONAL REALTY

September 16<sup>th</sup> – 30<sup>th</sup>, 2016 Market Report  
The “Real State” of the Real Estate Market

[www.danielgale.com](http://www.danielgale.com)

NEW TO MARKET

Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
13936 County #48 Rd	Cutchogue	\$3,500,000	Cottage	3	1	Y	2886721
121-140 West Neck Rd	Shelter Island	\$3,200,000	Farmhouse	4	3.5	Y	*1265585
2755 Oregon Rd	Mattituck	\$2,500,000	Colonial	5	3	N	2886031
2 Hagar Rd	Shelter Island	\$2,275,000	Traditional	4	2.5	Y	*1266115
77 Front St	S. Jamesport	\$2,150,000	Traditional	5	3	Y	2883994
110 Soundview Rd	Orient	\$1,798,000	Other	5	6.55	N	2886494
62 South Ram Island Dr	Shelter Island	\$1,550,000	Farmhouse	3	3.5	N	*1266118
1300 Broadwaters Rd	Cutchogue	\$1,399,999	Other	5	5	Y	2885283
4 Dolphin Way	Riverhead	\$1,288,000	Post Modern	4	4.5	N	2886681
143 6th St	Greenport	\$1,250,000	Victorian	3	2	N	2884135
590 Laurel Ct	Laurel	\$999,000	Post Modern	4	3.5	N	2885749
44 Country Club Dr	Shelter Island	\$985,000	Colonial	4	3	N	2884566
5 Crescent Way	Shelter Island	\$975,000	Modern	3	2.5	N	*1266116
912 Main St	Greenport	\$899,000	Antique/Hist	4	4	N	2885709
#11 - 555 Meadow Ct	Southold	\$849,000	Townhouse	3	3.5	Y	2885558
138 Bay Ave	Greenport	\$795,000	Antique/Hist	4	3	N	2886568
650 The Esplanade	Southold	\$789,000	Ranch	3	2.5	N	2883852
1310 Lighthouse Rd	Southold	\$775,000	2 Story	3	2	N	2885485
185 Inlet Ln	Greenport	\$749,000	2 Story	6	4.5	N	2885934
315 Albacore Dr	Southold	\$749,000	Colonial	5	3	N	2886729
1485 Mill Creek Dr	Southold	\$740,000	2 Story	4	2	Y	2885123
111 Mastro Rd	Baiting Hollow	\$669,000	Colonial	4	3.5	N	2885904
3121 Oaklawn Ave	Southold	\$649,000	Cottage	2	2	Y	2887142
2010 Haywaters Rd	Cutchogue	\$625,000	Farm Ranch	2	2.5	N	2887108
65 Phillips Ln	Aquebogue	\$619,000	Colonial	4	2.5	N	2886605
405 Fox Hollow Rd	Mattituck	\$610,000	Ranch	2	1.5	N	2884414
605 Seawood Dr	Southold	\$579,000	Cape	4	3.5	N	2887029
8440 Oregon Rd	Cutchogue	\$550,000	Cape	3	1.5	N	2885717
64 4th St	S. Jamesport	\$549,000	Ranch	3	1.5	N	2885010
939 Main Rd	Aquebogue	\$499,000	Antique/Hist	3	2.5	N	2883718
2780 Delmar Dr	Laurel	\$499,000	Cape	5	2	N	2884999
75 S Oakwood Dr	Laurel	\$499,000	Cottage	4	2	N	2884634
1450 Mill Creek Dr	Southold	\$474,000	Ranch	4	2	N	2886274
72 Priscilla Ave	Flanders	\$459,000	Colonial	5	3.5	N	2884273
244 Church Ln	Aquebogue	\$459,000	Ranch	3	2	N	2884544
138 Ostrander Ave	Riverhead	\$439,000	Victorian	4	1.5	N	2884241
183 Crystal Dr	Aquebogue	\$427,000	Ranch	3	2	N	2884300
260 Mayflower Rd	Mattituck	\$425,000	Cape	5	2	N	2883776

75 Riverside Dr	Riverhead	\$399,000	Colonial	4	2	N	*1266124
300 Riley Ave	Baiting Hollow	\$395,000	Contemporary	3	2.5	N	2887111
68000 Route 25	Southold	\$349,000	Ranch	3	1	N	2887117
222 Middle Rd	Riverhead	\$324,999	Cape	4	2	N	2885723
1395 Henry's Ln	Peconic	\$299,000	Other	3	1.5	N	*1265787
31 Malcolm Way	Riverhead	\$269,000	Ranch	3	2	N	2886479
363 Church Ln	Riverhead	\$175,000	Split	3	1.5	N	2887218
1661-171 Old Country Rd	Riverhead	\$130,000	Other	2	2	N	2887277
1661-470 Old Country Rd	Riverhead	\$105,000	Ranch	2	2	N	2885764
1661-21 Old Country Rd	Riverhead	\$87,000	Ranch	2	1.5	N	2886983
525/212 Riverleigh Ave	Riverhead	\$60,000	Mobile Home	2	2	N	2886017
525-140 Riverleigh Ave	Riverhead	\$47,500	Mobile Home	2	2	N	2884284
525-170 Riverleigh Ave	Riverhead	\$32,000	Mobile Home	2	1.5	N	2886582
140 Pike St	Mattituck	\$1,250,000	Comm/Ind			N	2886904
140 Pike St	Mattituck	\$3,500	Comm/Ind			N	2887280
24 Kennsington Ct	Riverhead	\$505,000	Condo	2	3	N	2886407
403 Fox Hill Dr	Baiting Hollow	\$479,900	Condo	2	2	Y	2886863
89 Saddle Lakes Dr	Riverhead	\$379,000	Condo	2	2	N	2884332
1825 Calebs Way	Greenport	\$349,000	Condo	2	2	N	2885957
3701 Amen Cor	Riverhead	\$342,500	Condo	2	2	Y	2885095
40-04 Saint Andrews Ave	Riverhead	\$340,000	Condo	5	2.5	N	2886739
36 Blueberry Cmns	Riverhead	\$284,990	Condo	2	2	N	2883891
28410 Main Rd	Orient	\$1,550,000	Land			N	2886320
730 6th St	Greenport	\$275,000	Land			N	2885559
525 Stanley Rd	Mattituck	\$239,000	Land			N	2884766
350 South Dr	Mattituck	\$199,999	Land			N	2886038
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
5250 Vanston Rd	Cutchogue	\$9,200,000	2 Story	8	5.55	Y	2755337
1 Simpson Ave	Shelter Island	\$4,500,000	Farmhouse	5	4.5	Y	*1258424
27 Bay Shore Dr	Shelter Island	\$4,250,000	Modern	5	3.5	Y	*1264544
1165 West Rd	Cutchogue	\$3,399,000	Antique/Hist	4	2	Y	2842586
1 Seagull Rd	Shelter Island	\$2,495,000	Contemporary	4	3	Y	*1239118
29 E Brander Pky	Shelter Island	\$1,895,000	Cottage	4	2	Y	*1258417
860 Old North Rd	Southold	\$1,795,000	Farmhouse	3	2.5	N	2860599
North View Dr	Orient	\$1,750,000	Ranch	3	2	N	2875348
640 Skippers Ln	Orient	\$1,690,000	Farmhouse	4	2	N	2764539
1920 Minnehaha Blvd	Southold	\$1,499,000	Raised Ranch	4	4	Y	2752799
860 Old North Rd	Southold	\$999,000	Farmhouse	3	2.5	N	2860601
800 N Lakeside North Dr	Southold	\$989,000	Post Modern	3	3	Y	2851828
1030 Country Club Dr	Cutchogue	\$879,000	Farm Ranch	5	3.5	N	2836676
615 South Dr	Mattituck	\$759,000	Colonial	3	2.5	Y	2880656
4670 Peconic Bay Blvd	Laurel	\$699,000	Ranch	4	2.5	N	2786386
1575 Sterling Rd	Cutchogue	\$695,000	Contemporary	3	2.5	N	2884595
4105 Wickham Ave	Mattituck	\$650,000	Cottage	3	2	Y	2851685
863 Union Ave	Aquebogue	\$615,000	Estate	4	2.5	N	2833307
8 Wesley Ave	Shelter Island	\$589,000	Farmhouse	4	2	N	*1264095

1400 Stillwater Ave	Cutchogue	\$579,000	Ranch	3	2	N	2848250	
240 S Cedar Dr	East Marion	\$549,000	Colonial	4	2.5	N	2878515	
62 Fox Chaser Pl	Aquebogue	\$538,000	Colonial	4	3	N	2872934	
320-326 East Ave	Riverhead	\$529,000	Other	8	5	N	2854934	
1245 Gillette Dr	East Marion	\$529,000	Ranch	3	2	N	2882286	
170 Pleasant Pl	Southold	\$525,000	Raised Ranch	3	2	N	2881863	
2450 Lighthouse Rd	Southold	\$499,000	Ranch	3	2	N	2875941	
25 Alissa Ln	Flanders	\$460,000	Contemporary	3	2.5	N	2872917	
35 Vista Ct	Jamesport	\$399,000	Cape	4	2	N	2877913	
14500 Main Rd	Mattituck	\$342,000	Farmhouse	3	2.5	N	2881513	
44 Fanning Rd	Flanders	\$269,996	Ranch	3	1.5	N	2875601	
821 Northville	Riverhead	\$249,000	Ranch	3	1	N	2873428	
74 Nadel Dr	Riverhead	\$199,000	Colonial	4	2	N	2726107	
22 Millbrook Ln	Riverhead	\$199,000	Ranch	2	1	N	2878626	
158 Brookhaven Ave	Flanders	\$185,000	Ranch	2	1	N	2845580	
12 Beach Hill Rd	Baiting Hollow	\$124,990	Cottage	3	1	Y	2852810	
1565 Calebs Way	Greenport	\$345,000	Condo	2	2	N	2871159	
613 Fox Hill Dr	Baiting Hollow	\$329,999	Condo	2	2	Y	2830537	
1695 Calebs Way	Greenport	\$329,000	Condo	2	2	N	2845933	
2201 Cedar Path	Riverhead	\$302,000	Condo	2	2	N	2864677	
7505 Cox Ln	Cutchogue	\$1,050,000	Land			N	2836165	
5455 Youngs Ave	Southold	\$799,000	Land			N	2860603	
6805 Alvahs Ln	Cutchogue	\$359,000	Land			N	2846240	
1300 Soundview Rd	Orient	\$299,000	Land			N	2870650	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
1400 Sound Dr	Greenport	\$2,695,000	\$2,850,000	Other	5	3.55	Y	2866112
3270 Peconic Bay Blvd	Laurel	\$2,095,000	\$1,965,000	Colonial	3	3.5	Y	2842043
1077 Bay Home Rd	Southold	\$1,875,000	\$1,875,000	Cape	4	5.5	Y	2798414
1800 Village Ln	Orient	\$1,295,000	\$1,250,000	Antique/Hist	3	2.5	N	2848097
8100 Horton Ln	Southold	\$1,200,000	\$1,350,000	Exp Ranch	3	2	Y	2785822
5503 Main Bayview Rd	Southold	\$1,085,000	\$1,025,000	Cape	3	2	Y	2849134
1795 Laurel Trl	Laurel	\$899,000	\$895,000	Post Modern	4	3	N	2803762
13 Harbor Rd	Aquebogue	\$869,000	\$775,000	Exp Cape	3	2	Y	2841369
500 The Esplanade	Southold	\$825,000	\$805,000	Traditional	4	2.5	N	2865783
735 Waterview Dr	Southold	\$799,000	\$799,000	Ranch	3	2	Y	2844504
152 Central Ave	Greenport	\$759,900	\$759,000	Antique/Hist	3	3	N	2835909
865 White Eagle Dr	Laurel	\$750,000	\$740,000	Traditional	4	2.5	N	2822002
2130 Plum Island Ln	Orient	\$735,000	\$695,000	Cape	3	2	N	2858783
2720 King St	Orient	\$699,000	\$699,000	Cottage	2	2	N	*1257704
237 Monsell Pl	Greenport	\$699,000	\$699,000	Antique/Hist	3	2	N	*1262964
1085 Bayview Dr	East Marion	\$589,000	\$630,000	Cottage	3	2	N	*1252564
92 Henry Lewis Ln	Jamesport	\$579,000	\$545,000	Ranch	3	3	N	2862751
6500 New Suffolk Rd	New Suffolk	\$579,000	\$605,000	Farmhouse	3	1.5	N	2874316
755 Long Creek Dr	Southold	\$549,000	\$518,500	Exp Ranch	3	2	Y	2870264
217 Center St	Greenport	\$549,000	\$552,000	2 Story	3	2	N	2833024
62 Washington Ave	Greenport	\$539,000	\$520,000	Colonial	4	2.5	N	2851056

350 Marine Pl	Greenport	\$499,000	\$499,000	Cape	3	2.5	N	2832088
49 Tyler Dr	Riverhead	\$460,000	\$460,000	Colonial	4	3	N	2650701
439 2nd St	Greenport	\$449,000	\$420,000	2 Story	2	1	N	2835994
28 Smith St	Shelter Island	\$425,000	\$375,000	Farmhouse	3	1	N	2845972
45 Eileen Cir	Jamesport	\$400,000	\$399,000	Ranch	3	2	N	2865261
72 Sunup Trl	Aquebogue	\$399,000	\$400,000	Ranch	3	2	N	2864000
1330 Cedarfields Dr	Greenport	\$399,000	\$392,000	Colonial	2	2	N	2869414
35915 Main Rd	Cutchogue	\$395,000	\$375,000	Traditional	3	1.5	N	2846368
400 Gardiners Ln	Southold	\$395,000	\$370,000	Ranch	3	2	N	2862511
8 Meadow Brook Ln	Flanders	\$389,000	\$350,000	Exp Ranch	3	2	N	2819951
159 Tuthills Ln	Aquebogue	\$385,000	\$380,000	Split Ranch	4	2	N	2868400
15 Rabbit Run	Riverhead	\$379,900	\$365,000	Contemporary	4	3	N	2858114
1270 Skunk Ln	Cutchogue	\$360,000	\$366,000	Farmhouse	3	1	N	2872638
132 Southern Pky	Riverhead	\$339,000	\$317,000	Cape	3	2	Y	2822831
152 Broad Ave	Aquebogue	\$339,000	\$335,000	Ranch	3	1	N	2784037
215 Walnut Pl	Mattituck	\$339,000	\$329,000	Cottage	3	1	N	2845064
514 Saint Johns Pl	Riverhead	\$154,900	\$140,000	Colonial	3	2	N	2863758
12 Beach Hill Rd	Baiting Hollow	\$124,990	\$105,000	Cottage	3	1	Y	2852810
32 B Witt	Aquebogue	\$115,000	\$107,500	Ranch	2	2	N	2858291
525/C1 Riverleigh Ave	Riverhead	\$22,000	\$22,000	Mobile Home	2	1	N	2871381
55000 Main Rd	Southold	\$799,000	\$745,000	Comm/Ind			N	2727246
2555 Youngs Ave	Southold	\$399,000	\$370,000	Condo	2	2	N	2850590
109 Fox Hill Dr	Baiting Hollow	\$339,900	\$318,000	Condo	2	2	N	2792701
1695 Calebs Way	Greenport	\$329,000	\$310,000	Condo	2	2	N	2845933
2002 Willow Pond Dr	Riverhead	\$269,000	\$250,000	Condo	2	2	N	2861726
14 Blackberry	Riverhead	\$259,000	\$248,000	Condo	2	1.5	N	2857975
62 Sunup Trl	Aquebogue	\$115,000	\$125,000	Land			N	2864010

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