



Daniel
Gale

Sotheby's
INTERNATIONAL REALTY

August 1st – 15th, 2017 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#
29 Winthrop Rd	Shelter Island	\$6,900,000	Traditional	6	6.555	Y	2960018
7055 Indian Neck Ln	Peconic	\$5,995,000	Traditional	5	5.55	Y	2959986
12700 New Suffolk Ave	Cutchogue	\$5,995,000	2 Story	4	3.5	Y	2963476
85 Ram Island Drive	Shelter Island	\$3,950,000	Nantucket	5	4.5	Y	2960214
6 J Hagar Rd	Shelter Island	\$3,375,000	Cottage	4	3	Y	*1292450
205 Summit Dr	Mattituck	\$1,975,000	Post Modern	5	5.5	N	2960934
387 Wood Ln	Peconic	\$1,695,000	Contemporary	4	4	Y	2963616
3 Bank St	Cutchogue	\$1,550,000	Traditional	4	3	N	2962031
830 Tarpon Dr	Southold	\$1,350,000	Exp Cape	4	2	Y	2963684
1945 Bayview Ave	Mattituck	\$1,295,000	Traditional	3	2.5	Y	2962318
1060 Fox Hollow Rd	Mattituck	\$1,250,000	2 Story	4	3	Y	2962098
12 Silver Beech Ln	Baiting Hollow	\$1,139,000	Contemporary	5	4.5	N	2960445
1410 Kimberly Ln	Southold	\$1,100,000	Traditional	4	3.5	N	*1292150
320 Inlet View East	Mattituck	\$999,000	Raised Ranch	2	2.5	Y	*1292243
465 Sound Shore Rd	Riverhead	\$995,000	Contemporary	5	6	N	2962702
17 Crescent Way	Shelter Island	\$975,000	Traditional	3	2.5	N	*1292352
3450 Cox Neck Rd	Mattituck	\$889,000	Exp Ranch	4	2	Y	2960066
703 Doctors Path	Riverhead	\$875,000	Victorian	6	4.5	N	2962970
2150 New Suffolk Ave	Mattituck	\$835,000	Traditional	5	2.5	N	2962834
51155 Main Rd	Southold	\$829,000	Colonial	5	3.5	N	2961729
105 S Ferry Rd	Shelter Island	\$799,000	Modern	2	2.5	N	2959918
15 Smith St	Shelter Island	\$779,000	Cottage	3	2	N	*1292358
1325 Parkview Ln	Orient	\$699,000	Ranch	3	2	N	2960468
2130 Theresa Dr	Mattituck	\$699,000	Ranch	3	2.5	N	2963194
2850 Rocky Point Rd	East Marion	\$690,000	Bungalow	3	2	N	2963187
95 Mastro Rd	Baiting Hollow	\$669,000	Ranch	4	3	N	2961123
1020 Cox Neck Rd	Mattituck	\$649,000	Ranch	3	2	N	2961668
2 Mallard Ct	Riverhead	\$629,000	Post Modern	3	3	N	2962448
21 Palane	Baiting Hollow	\$559,000	Ranch	3	2.5	N	2960250
2545 Henrys Ln	Peconic	\$549,000	Colonial	4	3	N	2962290
17 Hollow Ct	Baiting Hollow	\$499,000	Contemporary	4	3	N	2961840
46 Dolphin Way	Riverhead	\$499,000	Ranch	5	3	N	2963827
32 Tyler Dr	Riverhead	\$480,000	Ranch	3	2	N	2962739
34 Tyler Dr	Riverhead	\$480,000	Ranch	3	2	N	2962753
165 Gin Ln	Southold	\$459,000	Ranch	3	1.5	N	2961277
1404 E Flanders	Flanders	\$459,000	Exp Ranch	4	2	N	2962248
418 S Jamesport Ave	Riverhead	\$449,900	Other	6	4.5	N	2959794
345 Church Ln	Aquebogue	\$429,000	Raised Ranch	4	3	N	2962989
321 South St	Greenport	\$400,000	Antique/Hist	3	1	N	2960815

130 Woodroad Trl	Flanders	\$380,000	Ranch	3	2	N	2962336
192 Brookhaven Ave	Flanders	\$379,900	Colonial	5	2	N	2959799
106 Riverside Dr	Riverhead	\$369,000	Colonial	3	1.5	N	2960636
19 Josica Dr	Aquebogue	\$364,900	Exp Cape	4	2	N	2962654
33 Pirate St.	Riverhead	\$329,000	Ranch	3	2	N	2962078
129 Fox Run Ln	Riverhead	\$300,000	Colonial	4	2	N	2962094
230 Priscilla Ave	Flanders	\$299,900	Ranch	3	2	N	2962153
135 Oak Pl	Mattituck	\$199,900	Cape	3	2	N	2963459
111 Sweezy Ave	Riverhead	\$195,000	2 Story	6	2	N	2961479
70 J T Blvd	Riverhead	\$169,999	Ranch	2	1	N	2963461
13 Hillcrest Dr	Baiting Hollow	\$129,990	2 Story	6	3	N	2961221
49 Anchor Path	Baiting Hollow	\$75,000	Cottage	3	1	N	2960615
1795-55 Osborne Ave	Riverhead	\$70,000	Mobile Home	2	1	N	2963322
12 Neptune Pl	Baiting Hollow	\$57,990	Cottage	2	1	N	2959994
1661-316 Old Country Rd	Riverhead	\$48,500	Mobile Home	2	1	N	2961813
1661-117 Old Country Rd	Riverhead	\$20,000	Mobile Home	2	1	N	2962820
Old Country Road	Riverhead	\$2,749,500	Comm/Ind			N	2960528
693 Flanders Rd	Flanders	\$675,000	Comm/Ind			N	2962475
38 Front St	Greenport	\$325,000	Comm/Ind			N	2961934
36 Fox Hill Dr	Baiting Hollow	\$379,000	Condo	2	2	N	2963509
15 Winthrop	Shelter Island H	\$325,000	Co-Op	1	1	Y	*1292347
67 Front St	S. Jamesport	\$252,560	Co-Op	1	1	Y	2962779
67 Front St	S. Jamesport	\$252,560	Co-Op	1	1	Y	2962786
67 Front St	S. Jamesport	\$252,560	Co-Op	1	1	Y	2962791
67 Front St	S. Jamesport	\$165,760	Co-Op	0	1	Y	2962068
67 Front St	S. Jamesport	\$165,760	Co-Op	0	1	Y	2962075
67 Front St	S. Jamesport	\$165,760	Co-Op	0	1	Y	2962077
67 Front St	S. Jamesport	\$165,760	Co-Op	0	1	Y	2962083
67 Front St	S. Jamesport	\$165,760	Co-Op	0	1	Y	2962086
500 Castle Hill Rd.	Cutchogue	\$1,500,000	Land			Y	2961033
1388 Narrow River Rd	Orient	\$950,000	Land			N	2963590
1000 Peters Neck Rd	Orient	\$950,000	Land			N	2963595
2 N Brander Pky	Shelter Island	\$775,000	Land			Y	2960162
49 Tuthill Dr	Shelter Island	\$655,000	Land			N	*1292366
1700 Cedar Dr	Southold	\$289,000	Land			N	2964397
Hubbard Ave	Aquebogue	\$249,000	Land			N	2963068
UNDER CONTRACT							
Address	Town	Listing Price	Style	Beds	Bath	WF	ML#
79 N Midway Rd	Shelter Island	\$2,995,000	Estate	6	4.5	N	*1227389
2455 Nassau Point Rd	Cutchogue	\$2,200,000	Exp Ranch	5	3	Y	2915695
2505 Soundview Ave	Mattituck	\$1,495,000	Mediterranean	4	3	Y	2916769
2995 Laurel Ln	Laurel	\$1,295,000	2 Story	4	3.5	N	*1292872
320 Beachwood Ln	Southold	\$1,199,000	Ranch	3	3	Y	2950471
6 Country Club Dr	Shelter Island	\$1,175,000	Traditional	4	3.5	N	2934613
2900 Beebe Dr	Cutchogue	\$999,000	Farm Ranch	3	2	Y	2954806
1055 North View Dr	Orient	\$985,000	Hi Ranch	4	2	N	2929870
1180 Navy St	Orient	\$895,000	Contemporary	4	2	N	2919456
14395 Main Bayview Rd	Southold	\$799,000	Cape	3	2	N	2957361
735 Corey Creek	Southold	\$725,000	Cape	4	3	N	2957406

3055 Mill Ln	Peconic	\$699,999	Cape	3	2.5	N	2950377	
8 N Midway	Shelter Island	\$695,000	Cottage	2	1.5	N	*1278149	
510 Pleasure Dr	Flanders	\$649,900	Colonial	4	3	N	2903401	
425 Stonecrop Rd	Aquebogue	\$647,500	Post Modern	3	2.5	N	2948295	
315 Wicks Rd	New Suffolk	\$629,000	Ranch	3	2	N	2955942	
465 Town Harbor Ln	Southold	\$549,000	Colonial	4	2.5	N	2927733	
980 Oak Ave	Southold	\$549,000	Cottage	2	1	Y	2946339	
5550 W Mill Rd	Mattituck	\$549,000	Other	2	2	N	2954006	
7785 Horton Ln	Southold	\$549,000	Cottage	2	1	Y	2954763	
295 Bayview Ave	Southold	\$499,000	Cottage	2	0	Y	2949991	
116 Riverside Dr	Riverhead	\$499,000	Colonial	4	2.5	N	2953115	
4405 S Harbor Rd	Southold	\$499,000	Cape	4	3	N	2953282	
319 4th Ave	Greenport	\$499,000	Farmhouse	4	2	N	2956523	
112 Tuthills Ln	Jamesport	\$495,000	Ranch	3	2	N	2950247	
Lot 3 Middle Rd	Riverhead	\$469,000	Raised Ranch	3	2	N	2901914	
622-624 Church Ln	Aquebogue	\$403,900	Colonial	4	1	N	2941231	
35 Ida Ln	Aquebogue	\$399,000	Ranch	3	1	N	2957616	
478 Marcy Ave	Riverhead	\$389,000	2 Story	4	3	N	2955030	
1520 Bray Ave	Laurel	\$344,999	Cottage	1	1	N	2944269	
33 Circle Dr	Jamesport	\$325,000	Cape	5	2	N	2956842	
291 Fishel Ave	Riverhead	\$319,000	2 Story	4	2	N	2953222	
815 Roanoke Ave	Riverhead	\$310,000	Cape	3	2	N	2955605	
1661-572 Old Country Rd	Riverhead	\$229,000	Ranch	2	2	N	2940860	
820 Flanders Rd	Flanders	\$210,000	Ranch	2	2	N	2918025	
1661-257 Old Country Rd	Riverhead	\$209,000	Other	2	2	N	2921204	
424 Sweezy Ave	Riverhead	\$195,900	Ranch	2	1	N	2956378	
1661 Old Country Rd	Riverhead	\$129,990	Ranch	2	2	N	2941584	
14 Tyler St	Flanders	\$125,000	Cottage	1	1	N	2956506	
1661-45 Old Country Rd	Riverhead	\$95,000	Other	2	2	N	2927687	
1661-21 Old Country Rd	Riverhead	\$75,000	Ranch	2	1.5	N	2886983	
525/174 Riverleigh Ave	Riverhead	\$59,999	Mobile Home	3	2	N	2954822	
525/200 Riverleigh Ave	Riverhead	\$43,000	Mobile Home	2	1	N	2949007	
41 Fox Hill Dr	Baiting Hollow	\$399,000	Condo	2	2	N	2958098	
2555 Youngs Ave	Southold	\$300,000	Condo	2	2	N	2889923	
2502 Willow Pond Dr	Riverhead	\$265,000	Condo	2	2	N	2945610	
67 Front St	S. Jamesport	\$165,760	Co-Op	0	1	Y	2923819	
131 B S Midway Rd	Shelter Island	\$889,000	Land			N	2834985	
420 Leon Rd	Southold	\$659,000	Land			N	2909773	
930 Plum Island Ln	Orient	\$210,000	Land			N	2811214	
78 Baiting Hollow Ln	Riverhead	\$169,000	Land			N	2950728	
36 Tyler Dr	Riverhead	\$110,000	Land			N	2879847	
CLOSED								
Address	Town	Listing Price	Sold Price	Style	Beds	Bath	WF	ML#
105 Hill Rd	Southold	\$1,899,000	\$1,750,000	Cape	4	4	Y	2912814
6925 Nassau Point Rd	Cutchogue	\$1,550,000	\$1,225,000	Estate	3	2.5	Y	2934695
2995 Laurel Ln	Laurel	\$1,295,000	\$1,295,000	2 Story	4	3.5	N	*1292872
600 Snug Harbor Rd	Greenport	\$849,000	\$875,000	Ranch	3	3	Y	2951347
32 E Waterview Ct	Riverhead	\$825,000	\$765,000	Post Modern	4	2.5	Y	2920706
500 Soundview Rd	Orient	\$799,000	\$787,500	Farm Ranch	4	2.55	N	2935226

335 South Dr	Mattituck	\$795,000	\$700,000	Modern	3	2	Y	2912288
460 Anderson Rd	Southold	\$779,000	\$740,000	Contemporary	3	2	Y	2935358
380 Garden Ct	Southold	\$759,000	\$750,000	Colonial	3	3	N	2940899
790 Ruch Ln	Southold	\$749,000	\$725,000	Cottage	3	2	Y	2931767
6 Mallard Ct	Riverhead	\$699,000	\$710,000	Victorian	4	2.5	N	2940301
235 Fawn Ln	Cutchogue	\$649,000	\$550,000	Ranch	3	2	N	2911932
480 Leslie Rd	Cutchogue	\$639,000	\$590,000	Ranch	4	2.5	N	2926180
1420 Gabriella Ct	Mattituck	\$599,000	\$599,000	Colonial	4	2.5	N	2903669
2650 Pine Neck Rd	Southold	\$579,000	\$580,000	Cape	3	1.5	N	2933404
280 Luptons Point Rd	Mattituck	\$560,000	\$540,000	Cape	4	2.5	Y	2925735
1330 Saltaire Way	Mattituck	\$549,999	\$503,000	Hi Ranch	4	2	N	2916339
1425 Leeward Dr	Southold	\$499,999	\$499,999	Ranch	3	2	N	2865588
56155 Route 48	Greenport	\$495,000	\$405,000	Bungalow	1	1	Y	2938389
39 Daly Ct	Aquebogue	\$449,000	\$439,000	Exp Ranch	3	2.5	N	2935951
11 Albany St	Flanders	\$424,900	\$416,000	Hi Ranch	3	2	N	2908267
308 Flanders Rd	Flanders	\$419,900	\$420,000	Contemporary	3	2.5	N	2947796
19155 Main Rd	Mattituck	\$414,000	\$413,400	Colonial	3	1	N	2929242
220 Pine St	Mattituck	\$399,999	\$370,000	Ranch	2	1	N	2909722
19 Marge Ln	Baiting Hollow	\$349,000	\$340,000	Ranch	3	2	N	2936250
922 Ostrander Ave	Riverhead	\$329,900	\$300,000	Ranch	4	3.5	N	2929098
670 Grove Rd	Southold	\$319,900	\$320,000	Ranch	3	1.5	N	2936853
57 Goodridge Ave	Riverhead	\$229,990	\$229,990	Ranch	3	1	N	2927244
1661-572 Old Country Rd	Riverhead	\$229,000	\$219,000	Ranch	2	2	N	2940860
46 Anchor Path	Baiting Hollow	\$46,500	\$39,000	Cottage	2	1	N	2949990
215 Fox Hill Dr	Baiting Hollow	\$398,000	\$387,500	Condo	2	2	N	2949702
3201 Bluffs Drive S	Baiting Hollow	\$379,000	\$379,000	Condo	2	2.5	N	2815642
2555 Youngs Ave	Southold	\$299,000	\$265,000	Condo	2	2	N	2856402
1905 Cedar Path	Riverhead	\$299,000	\$299,000	Condo	2	2	N	2938798
1071 Bay Home Rd	Southold	\$775,000	\$785,000	Land			Y	2946959
1635 Park Ave	Mattituck	\$255,000	\$225,000	Land			N	2880100
2600 Youngs Ave	Southold	\$182,499	\$180,000	Land			N	2945143
66 Tyler Dr	Riverhead	\$110,000	\$110,000	Land			N	2879873

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