

Market Insight

Top Ten Most Expensive Sales in 2006

TOP TEN FOR YEAR END 2006 - SALES SOUTH FORK - HAMPTONS		
1	- 900 Meadow Lane, Southampton Village Villency to 900 Meadow Lane Associates LLC	\$26,500,000
2	- 795 Ocean Road, Bridgehampton Schoenbach to 795 Ocean LLC	\$26,000,000
3	- 55 Wainscott Hollow Road, Wainscott Lauder to 55 Wainscott Hollow LLC	\$26,000,000
4	- 241 Gin Lane, Southampton Village Allen to Sokoloff Trust	\$20,000,000
5	- 298 Cobb Road, Water Mill Forstmann to Furman	\$20,000,000
6	- 140 Gin Lane, Southampton Village Johnson Trust to Harris, Joshua	\$19,500,000
7	- 436 Gin Lane, Southampton Village Reilly Trust to 436 Gin Lane LLC	\$18,300,000
8	- 7 Fairfield Pon Lane, Sagaponack Village McMahon to Sembro LLC	\$18,300,000
9	- 1 Association Rd, Wainscott McCaffrey to One Association Road LLC	\$18,000,000
10	- 111 Cobb Isle Road, Water Mill Sauners to Fantaci 1999 Trust	\$18,000,000

The final figures are in and several factors prevail. Although the number one spot is a dazzling \$26.5 million for 900 Meadow Lane in Southampton Village it pales as **the** "top spot" in comparison to the number 1,2 and 3 Most Expensive Sales in '05 at \$43M, \$39.25M and \$34M respectively. In fact the total dollar volume for the Top Ten in '06 is \$193.6 million a 16.44% decline when compared to the '05 top 10 total dollar volume figure of \$231.7 million.

Four of the top 10 most expensive sales for '06 were from Southampton Village. Surprisingly, not one of the Top 10 was from East Hampton Village. That may be a first. As was the case in 2005, 8 of the 10 Most Expensive Sales in the Hamptons, were waterfront - yet another resounding confirmation of the bedrock solid investment of waterfront real estate as mentioned in last years Town & Country Top Ten article.

This year Town & Country compiled the first **Top 10 Most Expensive Sales for the North Fork and Shelter Island** combined, the top 7 of 10 were Shelter Island properties and 10 of 10 were Waterfront, yet a further reaffirmation to the value of Water Front Property. See our article in **Homes of Eastern Long Island** or visit us at, www.1TownandCountry.com and click on Reports for a full article.

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*source: LI Profiles *All information is deemed reliable and correct. Information is subject to errors, omissions and withdrawal without prior notice.
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