

TOP TEN MOST EXPENSIVE SALES 2007

"Impressive" seems a gross understatement. STAGGERING – WHOPPING – REMARKABLE – INCREDIBLE – EYE POPPING all seem more appropriate.

In fact, just last year the #1 spot – 900 Meadow Lane – would have come in 10th place this year.

Just 3 years ago, in 2004, the #10 spot, held by a sale of 174 Further Lane at \$9.84M would be a common price in the ultra high-end these days.

Real estate sales in the umpteen millions dominated our Top 10 charts (see 1townandcountry.com reports for prior years) but in 2007 even Honorable Mention, and 2 more after that, were in the \$20 million and up price point.

Our beautiful hamlets on the East End have been ranked on the list of the "Most Expensive Zip Codes in the Country", with select sales in our area

noted as some of the highest residential prices paid.

The highly publicized sale of the de Menil/Carpenter property on Further Lane to Ron Baron totaled \$103M for 40 acres

in East Hampton. The documented transfer was actually two SCTM #s (Suffolk County Tax Map numbers) thus we post it as two separate transactions that placed #1 and #2 of the Top 10 Most Expensive Sales.

For those who wish to count the sale as one position, we included the 11th highest as "Honorable Mention".

As usual, oceanfronts commanded the greatest prices and 2007 ultra high-end was in love with Meadow Lane in Southampton Village where 4 of the Top 10 were closed.

The List of Top 10 is actually the elite of the elite since East End Real Estate values are some of the highest in the U.S.

These Top 10 Sales account for less than 1% (.6%) of the Total Number Sales – over 1,700 documented thus

far. Yet they carry nearly 9% of the Total Sales Volume. The significance of this will be covered in Town & Country's Year End Report, which will be released soon.

1.	260 Further Lane, East Hampton LP to 260 A LLC	\$58,000,000
2.	278 Further Lane, East Hampton LP to 260 A LLC	\$45,000,000
3.	501 Ocean Road, Bridgehampton (several lots) Ocean Highland LLC to FD HF 2 Bridgehampton LLC	\$38,250,000
4.	1320 Meadow Lane, Southampton Village Beach Plum Properties to Meadow Core LLC	\$35,000,000
5.	1160 & 1161 Meadow Lane, Southampton Village Green to 1160 Meadow Lane LLC	\$32,500,000
6.	Association Road, Wainscott Samponaro to Mast One LLC	\$31,500,000
7.	1080 Meadow Lane, Southampton Village Leahman to Sillerman	\$30,500,000
8.	16 Cliff, Montauk Morrissey to Drexler	\$27,500,000
9.	240 Gin Lane, Southampton Village Meyer Trust to MJR IV LLC	\$26,800,000
10.	1190 Meadow Lane, Southampton Village River Light VII LLC to Kamram Elghanayan	\$23,770,500
	Honorable Mention 465 Captain's Neck, Southampton Village Waterside Development to Danmi LLC	\$21,350,000



Town & Country Real Estate

EAST HAMPTON
324-8080
52 Main Street

BRIDGEHAMPTON
537-3200
2415 Main Street

NORTH SEA HARBOR
283-0505
570 Noyac Road

WESTHAMPTON BEACH
288-3030
132 Main Street

MATTITUCK
298-0600
6920 Main Road

SOUTHOLD
765-0500
57125 Main Road

1TownandCountry.com

Source: Long Island Profiles