

HAMPTONS TOP 10 MOST EXPENSIVE SALES OF 2018

2018 Top 10 Most Expensive Home Sales will be written in Hamptons' Real Estate history as unremarkable.

That said the #1 spot of the Estate of James Marcus, 290 Further Lane -- outside East Hampton Village lines -- of the 6+ acres of oceanfront with a 10,000 sq. ft. home built in 1995 traded at \$40M back in April. The date is important because 7 of the 10 most expensive sales occurred in the first half of 2018. In fact 6 of those 7 were in the first 4 months of last year. As I have mentioned in the past, all real estate reports frankly, are views in the rearview mirror. This is due to the term - length of time it takes - from the date there is a 'meeting of the minds' - a deal is consummated-- to the date of recording-- which is post closing date. This term, totals an average of 75 days.

So my big question is a future trip -- where is 2019 heading? But this report is on 2018!

The last time the sound barrier was pierced was 2014 when the #1 spot went to Berry Rosenstein's purchase of 62 Further Lane, part of his purchase of the Estate of Andrew Gordon, from his partner Chris Browne. This sale included two contiguous 3.7 acre parcels for an additional \$50M totaling \$147M. This sale held the USA Crown for the most expensive residential sale until just recently when Ken Griffin's purchase of 24,000 sq. ft. on Central Park South for \$238M just blew it out of the park. That sale was one of several trophy properties Mr. Griffin recently acquired. Let's hope that mojo continues and spreads out east for another new high water mark in 2019!

Five of the Top 10 were oceanfront, and all but 1 - 121 Further Lane in EHV-- are waterfront. The locations of these dazzling sales dotted the East End from Montauk through Southampton and points in between.

To view all Top 10 Most Expensive Sales visit TownAndCountryHamptons.com/Reports.

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| 1. | 290 Further Lane - East Hampton Estate of James Marcus to 910 SOB LLC & DSM Further LLC | \$40,000,000 |
| 2. | 134 Murray Lane - Southampton Susan Smith to 134 Murray Lane LLC | \$32,000,000 |
| 3. | 51 Halsey Lane - Water Mill Villa Maria LLC to CS Lim LLC | \$26,100,000 |
| 4. | 121 Further Lane - East Hampton Reed Krakoff to 121 Further Lane LLC | \$24,000,000 |
| 5. | 719 Ocean Road - Bridgehampton Estate of Elinor Munroe to 719 Ocean Road LLC | \$22,711,119 |
| 6. | 240 Old Montauk Highway - Montauk Michael J Goodwin to Malinda LLC | \$22,300,000 |
| 7. | 3 West Dune Lane - East Hampton Estate of Nedenia Hartley to Stanley H Rumbough & Richard A Handelman | \$20,000,000 |
| 8. | 79 Surfside Drive - Bridgehampton SRK Bridgehampton Realty LLC to Julian I LLC | \$18,800,000 |
| 9. | 86 Bay Lane - Water Mill Amster 86 LLC to 86 Lane LLC | \$18,375,000 |
| 10. | 19 Chauncey Close - East Hampton Mark Tiedemann to Zee I LLC | \$17,280,000 |

