

HAMPTONS TOP 10* MOST EXPENSIVE SALES OF 2019

The past few years the TOWN & COUNTRY TOP 10 MOST EXPENSIVE HOME SALES REPORTS has not exactly stopped the presses, as they did in 2007 & 2014 when de Menil traded to Barron and Gordon to Rosenstein, respectively. I theorized we were in a 7 year cycle for sales over \$100M but the current contract on Calvin Klein's Meadow Lane oceanfront compound to billionaire Ken Griffin in a whisper deal may break that theory, but I'll talk about the former Dragon Head in next year's report for now let's focus on 2019.

As with all Top 10 Reports, buying a slice of the Big Blue remains the golden rings as half are on the ocean.

Top billing goes to 263 Surfside Drive, Bridgehampton, a stunning modern beauty on 1.3 acres of beach front for \$39,250,000.

In 2019 all 10 sales were over \$20M and all sold for discounts off their original list prices, with the steepest being #10 - the sale of the 60 acres called Three Ponds Farm, developed by the late Edward S. Gordon, originally listed at \$75M more than a decade ago. When Mr. Gordon chose to sell his Bridgehampton ocean front and move to Bridgehampton North he single-handedly changed the market and prices North of the Highway began to rise exponentially. He was certainly a visionary. The property, as the name suggests, has three ponds on it, along with its own 18-hole Rees Jones designed golf course.

I predict 2020 will blow this Top 10 far and away.

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1. 263 Surfside Drive - Bridgehampton Surfside Drive 263 LLC to SA123 LLC	\$39,250,000
2. 96 Meadow Lane - Southampton Seacret LLC to Casa Meadow LLC	\$31,350,000
3. 950 Meadow Lane - Southampton Mary Jordan to M4950 LLC	\$29,875,000
4. 980 Meadow Lane - Southampton James S Mulholland to 980 Meadow Lane Trust	\$29,500,000
5. 6 Olde Towne Lane - Southampton Olde Towne Development Oceanview RE Holdings LLC	\$27,000,000
6. 236 Quimby Lane - Bridgehampton Quimby Lane LLC to 236 Quimby LLC	\$26,000,000
7. 40 Association Road - Wainscott Eleanore Kennedy Family LLC to 40 Association LLC	\$24,300,000
8. 7 West End Avenue - East Hampton Manheim Family LP to 7 West End Road LLCn	\$22,500,000
9. 412 First Neck Lane - Southampton Atreides LLC to 412 First Neck Lane LLC	\$22,000,000
10. 660 Halsey Neck Lane - Southampton Bruce & Maria Bockmann to Four Fountains LLC	\$22,000,000
11. 901 Scuttle Hole Road - Water Mill Cheryl & Edward Gordon to Three Ponds Farm Owner LLC	\$20,993,984

* This report includes 11 transactions due to the relevance and importance of #11.

** Source: The Real Estate Report Inc.

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