

TOP 10 MOST EXPENSIVE HOME SALES HAMPTONS 2021

2021 shattered all records nationwide for luxury real estate sales, and our Hamptons market #1, placed #8 on the national records, according to the *Wall Street Journal* which listed 8 properties that sold for over \$100M in 2021 -- the most ever! The #1 slot in the US was Rupert and Jerry Murdoch's purchase of the Koch family ranch in Montana of 340,000 acres for approximately \$200M. In fact, two of the top 10 nationwide were in Montana. "Yellowstone" may have had a (ranch) hand in that.

In 2021, \$634.5M was the total receipt for the Top 10 -- the most ever -- nearly a 39% increase from the total of \$457.7M in 2020. Imagine just three years ago in 2018 the total was a meagre \$241.6M. In just three years the total for the Top 10 rose over 261%.

The Hamptons Top 10 Most Expensive Home Sales list opens with the single highest price paid ever for an individual property -- Jule Pond, the 42-acre Ford Estate in Water Mill sold for \$105M. As we all know, back in 2014 Barry Rosenstein's purchase of Andrew S. Gordon's Further Lane property hit the headlines at \$147M but that was actually the acquisition of three parcels with the oceanfront portion alone priced at \$97M.

The second most expensive trade in 2021 was for Calvin Klein's famous 6.8-acre oceanfront estate at 75 West End Road, East Hampton Village for \$75M which closed with an additional \$10M for the adjacent 2 acres.

All but one of the recorded sales was on the Big Blue. The only non-oceanfront was "Burnt Point," a 25,000 sq.ft. estate on Georgica Pond at 38 Mathews Lane, Wainscott that closed for \$47M. The beautiful hamlet of Wainscott in fact, held two of the Top 10 slots while Bridgehampton and Sagaponack were unusually absent.

I have mentioned a 7-year cycle for setting new high watermarks before, thus far it has come to fruition.

To view all **Top 10 Most Expensive Sales Reports** visit us online at [TownAndCountryHamptons.com/market-reports](https://www.townandcountryhamptons.com/market-reports).

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1. **\$105,000,000**
90 Jule Pond
Water Mill
2. **\$75,000,000**
75 West End
East Hampton Village
3. **\$70,000,000**
840 Meadow Lane
Southampton Village
4. **\$66,000,000**
66 Main Street
Wainscott
5. **\$60,000,000**
30 Spaeth Lane
East Hampton Village
6. **\$59,500,000**
70 Further Lane
East Hampton Village
7. **\$55,000,000**
442 Further Lane
Amagansett
8. **\$47,000,000**
38 Mathews Lane
Wainscott
9. **\$45,000,000**
115 Beach Lane
Wainscott
10. **\$42,923,600**
40 Meadow Lane
Southampton Village