

The Top 10 Home Sales monitored by **Town & Country** totaled \$498.58M-- comparable to 2022 when \$472.175M totaled the Top 10, but both totals remain 20+% less than the \$634.5M for the 2021 tally. That was the year of years!

Another notable was the #1 place of "Milestone" at 700 Meadow Lane, Southampton Village, a spectacular oceanfront estate, traded for \$112.5M, dethroning 2021's #1 Top Home Sale of the 42 acre Ford Estate, 90 Jule Pond, for \$105M.

Five of the Top 10 were located in East Hampton Village, three in Southampton Village, one in Amagansett & one in Bridgehampton. Eight of the ten are on the Atlantic Ocean -- the Golden Ring of Real Property-- only #9 & #10 were non-oceanfront.

This year there were several significant, historic homes that changed hands, such as "Lasada", 121 Further Lane, East Hampton Village, where Jackie O summered and there was Macklowe's sale of 51 West End Road, East Hampton Village built by Roger Bullard and of course 201 Lily Pond Lane, East Hampton Village, "Cima del Mundo", which translates to Top of the World. All three were built a century ago and brought to today's standards by master builders.

Investment-wise, 32 Windmill Lane, East Hampton Village, sold for TWICE what it traded for just three years ago-- that was the top-line, on the other end of the spectrum, Peleton founder, John Foley sold 442 Further Lane, East Hampton Village, for \$51M after spending \$55M for it less than two years ago... I must say, that dynamic is highly unusual for these worldclass properties... there's more to that story.

Another fun fact, the #10 sale of 1 Boatmans Lane, Southampton Village at \$28.075M is about 26% lower than 2022's #10-- 1080 Meadow Lane, Southampton Village, which sold for \$33.75M and it is almost 40% lower than the #10 spot in 2021 when 40 Meadow Lane, Southampton Village docked in at \$42,923,600.

Worth noting... ALL **Town & Country** Home Sales Reports, are just that -- HOME SALES-- they do not include land, commercial, condo, co-op, or partial interest sales. Furthermore, **Town & Country** ranks Home Sales based on SINGLE S.C.T.M. (Suffolk County Tax Map) numbers-- or one address. This year, you will find ranking reports for sales such as our #2 Most Expensive Home Sale of 32 Windmill Lane, which may report this sale at \$91.5M, but that price is actually the oceanfront home at 32 Windmill Lane for \$77.775M PLUS the adjacent property at 26 Windmill Lane that traded at \$13.725M.

Bottom line, it was a good year for the platinum level Hamptons Real Estate.

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

JUDI A. DESIDERIO
Chief Executive Officer | President
631.324.8080 (o) | JD@TCHamptons.com

1. **\$112,500,000**
700 Meadow Lane
Southampton
2. **\$77,775,000**
32 Windmill Lane
East Hampton
3. **\$52,000,000**
121 Further Lane
East Hampton
4. **\$51,000,000**
442 Further Lane
Amagansett
5. **\$45,000,000**
201 Lily Pond Lane
East Hampton
6. **\$35,000,000**
51 West End Road
East Hampton
7. **\$34,750,000**
140 Murray Lane
Southampton
8. **\$33,480,000**
35 Dune Road
Bridgehampton
9. **\$29,000,000**
31 Two Mile Hollow Road
East Hampton
10. **\$28,075,000**
1 Boatmans Lane
Southampton

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