

# Market Insight

## Top Ten Most Expensive Sales in 2006

Judi Desiderio, President of **Town & Country Real Estate** has been monitoring and reporting on sales activity for over 20 years. For the first time she has developed a Top 10 Most Expensive Sales list for the North Fork and Shelter Island.

In 2006 the top 7 positions are held by Shelter Island properties, numbers 1, 3 and 6 recorded on Dering Harbor. Shelter Island proper held the number 2, 4, 5 and 7 positions. 300 Jackson Street in New Suffolk in eighth place at \$3.5 and numbers 9 and 10 were over \$3 million in Cutchogue.

### TOP TEN MOST EXPENSIVE SALES - NORTH FORK AND SHELTER ISLAND

1	-	<b>25 Shore Road, Dering Harbor Village, Shelter Island</b> Brownlie to Hogue	\$7,000,000
2	-	<b>37 Nostrand Parkway, Shelter Island</b> Uhnak to Schoenback	\$6,500,000
3	-	<b>2 Sylvester Road, Dering Harbor Village, Shelter Island</b> Karlik to K&K Shelter II Associates LLC	\$5,000,000
4	-	<b>5 East Brander Parkway, Shelter Island</b> Silver Beach Partners II LLC to Genovese Trust	\$4,700,000
5	-	<b>93 Ram Island Drive, Shelter Island</b> Bedell to Nolan	\$4,300,000
6	-	<b>15 Locust Point Road, Dering Harbor Village, Shelter Island</b> Est. Ames to Kelly	\$4,050,000
7	-	<b>25 Little Ram Island Drive, Shelter Island</b> Hillman Trust to Crocker	\$3,500,000
8	-	<b>300 Jackson Street, New Suffolk</b> Fenton to Ferro	\$3,500,000
9	-	<b>200 Castle Hill Road, Cutchogue</b> Wexler to Kennedy	\$3,357,000
10	-	<b>4025 Nassau Point Road, Cutchogue</b> Cardinale Jr. to Wolf	\$3,200,000

Our best kept secret, Shelter Island... seems it's no longer a secret. 100% of the top ten stars have one common denominator... Waterfront! What more beautiful waterfront on the East End, than Shelter Island and Montauk. Shelter Island waterfront is peaceful and nautical, Montauk more raw beauty but every bit of our waterfront on the East End remains some of the finest and most recognized worldwide. Obviously the reason those who can afford to buy real estate anywhere in the world, choose our little slice of heaven. See our report on the Top 10 Sales in the Hamptons in Homes of the Hamptons, or visit us at [www.1TownandCountry.com](http://www.1TownandCountry.com) and click on Reports.

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

Judi A. Desiderio, Principal Broker  
[www.judidesiderio.com](http://www.judidesiderio.com)

[www.1TownandCountry.com](http://www.1TownandCountry.com)

**East Hampton Office**  
52 Main Street  
East Hampton, NY 11937  
631-324-8080

**Bridgethampton Office**  
2415 Main Street  
Bridgethampton, NY 11932  
631-537-3200

**Westhampton Office**  
132-9 Main Street  
Westhampton Beach, NY 11978  
631-288-3030

**Southold Office**  
57125 Main Road  
Southold, NY 11971  
631-765-0500

**Mattituck Office**  
6920 Main Road  
Mattituck, NY 11952  
631-298-0600