

FEATURED LISTING



95 Lake Road, Manhasset
Price Upon Request

Traci Conway Clinton | Licensed Real Estate Salesperson | M: 516.857.0987

LONG ISLAND

NEW YORK

\$18.5M

Highest Listing-represented
Compass Regional Sale, 2023
Represented by
Mary Ellen Cashman and Leslie Davidson

\$7.6M

Highest Buyer-represented
Compass Regional Sale, 2023
Margaret Trautmann

“Trophy homes that offer classic, timeless elegance with an end goal of creating a resort-like setting and lifestyle are certainly making a comeback.”

“While the inventory in the ultra-luxury sector on Long Island has risen slightly (up 6% in 2023 from 2022 levels), the number of properties currently closed or under contract has more than doubled in just the first 6 months of 2023 vs all 2022 in listings over the \$10 million price point. The North Shore of Long Island’s Gold Coast has seen by far the most demand where buyers are seeking privacy, waterfront and acreage. Trophy homes that offer classic, timeless elegance with an end goal of creating a resort-like setting and lifestyle are certainly making a comeback.”

Traci Conway Clinton

“Luxury continuously redefines itself, so does the real estate market and, with it, the ultra-luxury consumer. By and large, ultra-luxury property buyers are experienced real estate purchasers, and the purchase is about their wants rather than their needs. There is a desire to feel a connection with property, for a selected lifestyle. Legacy estates are waning, they are looking for new construction, with premium, exclusive views, state of the art unique amenities. Inventory remains low, demand is high for estates that flow in a way that relaxes and invigorates with comforts to create immediate harmony for both owners and guests.”

Lisa Fasano

\$10M+ MID-YEAR SALES | 4-YEAR SNAPSHOT

	2020	YoY % Δ	2021	YoY % Δ	2022	YoY % Δ	2023
Sales	0	N/A	1	0%	1	0%	1
Total Sales Volume	\$0	N/A	\$20.1M	-38.06%	\$12.45M	48.59%	\$18.5M

Source: OneKey MLS. Regions include : Nassau & Suffolk County
11.20 - 6.30.20, 1.21 - 6.30.21, 1.22 - 6.30.22, 1.23 - 6.30.23.

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\$10M+ Sales, Q1 - Q2 2023

\$18.5M

Total \$10M+
Sales Volume, Q1 - Q2 2023