






















	S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	P	\$359,000	West of Town - 7 Surfside Road	Seven Surfside Nominee	55 / .	1F	0.31	1/1	R10/SR	08/19/10
Cute Cape in a Convenient Location. A well kept cape located close to beaches and town. The oversized lot allows for ample expansion and or second dwelling.										
<b>LINK# 73450</b>										
	P	\$421,000	Mid Island - 98 Hinsdale Road # D	98H LLC	69 / 13	Cnd	0.00	2/2.5	RC-2	08/25/10
Recently featured in the NY Times Magazine. Unbeatable Value! Custom built two-story home featuring an open first floor layout with granite countertops, maple cabinets, stainless steel appliances and random width white oak floors throughout. Full, unfinished basement with separate entrance, off-street parking, outdoor shower and mahogany decking are just a few of the features that create excellent value in this new home. This property is priced to sell and has been reduced from \$709,000.										
<b>LINK# 73339</b>										
	S	\$475,000	Town - 3 Fayette Street	Three Fayette Realty Trust	4223 / 1A	1F	0.04	1/1	ROH/S	08/23/10
Adorable cottage with comfortable living, kitchen area, separate bedroom and newly renovated bath with tub and shower - located close to Main Street, Town Pier and Harbor. One off street parking space. Private outside garden allows for rest and relaxation - only a short distance to Main Street.										
<b>LINK# 72843</b>										
	U	\$499,000	Town - 23 West Chester Street # 5	Harris	4243 / 0	Cnd	0.00	2/1	ROH/S	08/18/10
Tastefully renovated in 2002, this condo unit has top of the line appliances, soapstone countertops, antique heart pine floors, central air, central vacuum and a security system. Excellent rental potential and a short distance to Town, restaurants and shops.										
<b>LINK# 72232</b>										
	P	\$795,000	Town - 64 Madaket Road	Vasilakis	41 / 3	1F	0.46	3/2	R-20	08/19/10
Wonderful post and beam home situated on a knoll on Madaket Road. Main Street is just minutes way! The beautifully maintained property features three bedrooms, two full baths with a full basement and outdoor shower. The southerly views off of the patio are very pleasing and peaceful. There is plenty of room for expansion. There is a four bedroom septic system in the ground. The owner will not close until after September 15th, 2010.										
<b>LINK# 73779</b>										
	P	\$1,185,000	Miacomet - 3 Sand Eel Lane	Stetina	67 / 20972	1F	0.28	4/3.5	RC-2	08/19/10
This waterfront, 4 bedroom home includes a 216 s.f Boathouse. Fish from your backyard with 75' of water frontage or canoe/kayak to Miacomet beach (1/4 mile). This turn-key home is very clean and crisp with bead board throughout. There are mahogany floors, stainless steel appliances, 3 floors of living space, including a finished basement with an additional kitchen. Enjoy cooking, dining and living with the open floor plan and water views from almost every room. Enjoy the peaceful setting off the large mahogany deck that runs the length of the house and overlooks the pond.										
<b>LINK# 73890</b>										

S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	P \$1,295,000	Cliff - 3 King's Way	Casner	41 / 52	1F	0.34	3/2	R1/SR1	08/23/10
<p>Tucked away off Cliff Road on a private, heavily wooded lot, this rambling home features a spacious great room with fireplace as well as a large solarium to take advantage of the southerly and westerly exposures. Three bedrooms, two baths, two decks plus a patio.</p>									
<b>LINK# 74063</b>									
	P \$1,395,000	Town - 38 York Street	DeRuyter	5541 / 2	1F	0.29	3/3	R1/SR1	08/18/10
<p>This Classic 1800's Nantucket home was renovated in 1996. The house consists of three bedrooms and three baths. The first floor master bedroom is generously sized. The gardens are colorful and well maintained creating a park like setting. There is an opportunity for expansion or another dwelling on this over sized lot.</p>									
<b>LINK# 74107</b>									
	U \$1,495,000	Brant Point - 4 Pawgvet Lane	Pawgvet Realty Trust	30 / *	L	0.17	-	R1/SR1	08/17/10
<p>Rare Brant Point Building Lot near Cliffside Beach Club. Price includes Milton Rowland &amp; Associates HDC approved plans for a 5 Bedroom Home (1st Floor 1436 sq ft, 2nd Floor 1126 sq ft Total 2562 sq ft+-).</p>									
<b>LINK# 71817</b>									
	U \$1,495,000	Surfside - 61 South Shore Road	Bellevue, Trustee	80 / 5	1F	2.10	6/4+	LUG2	08/23/10
<p>3,700+ square feet of living area on this two acre lot with expansion potential or second dwelling of additional 1149 sf footprint. Six bedrooms, four full baths, two half baths. Minutes to beaches &amp; bike paths. Owner is a licensed real estate broker in the Commonwealth of Massachusetts.</p>									
<b>LINK# 73675</b>									
	U \$1,495,000	Brant Point - 4 Pawgvet Lane	Rowland, Trustee	30 / -	L	0.17	-	R1/SR1	08/18/10
<p>NOSTALGIA will overtake you when you envision your vacation house on this wonderful lot in "Old Brant Point." All the permits and approvals are in hand for a classic 5 bedroom home. Abutting one the lighthouses known as the "Bug Lights" as immortalized in the classic novel "Cheaper by the Dozen". EASY walk to the beach and a builder can start construction in September at a firm price!</p>									
<b>LINK# 73894</b>									
	P \$1,750,000	Madequecham - 50R Madequecham Valley Road	Seidman Trustee	88 / 17-28	1F	0.68	3/3	LUG3	08/23/10
<p>Oceanfront living at its best; come spend your summer in this charming cottage by the sea. Easy first floor living with water views, a wonderful and ideal layout for families. A grassy yard and deck provide extended outdoor living with the sands of Madequecham at your fingertips.</p>									
<b>LINK# 74066</b>									

S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	U \$1,895,000	Town - 14 New Lane	Island Property Group	41 / 4	1F	0.12	4/4	R1/SR1	08/22/10
<p>This custom designed home features four bedrooms, and four full bathrooms. The large kitchen also has a butlers pantry with a second microwave convection oven. There are two wood burning fireplaces and a full basement with high ceilings, framed and ready to be finished by the buyer.</p>									
<b>LINK# 72607</b>									
	P \$2,385,000	Town - 23 Commercial Wharf	Walker	4224 / 0	1F	0.03	1/1	RC	08/19/10
<p>Superb in-town location! Charming Nantucket Wharf cottage right on the harbor. Sit on the back deck and enjoy the spectacular views! Open living area with 1 bedroom, loft, galley kitchen and full bath. Only property on this wharf with a yard!</p>									
<b>LINK# 73843</b>									
	P \$2,625,000	Sconset - 5 Baxter Road	Roosevelt	7314 / 1	1F	0.32	7/3.5	R-20	08/23/10
<p>Classic Siasconset summer home set on the bluff overlooking the Atlantic with deeded beach access and a moment's walk to the heart of Sconset Village. The attached fully equipped two bedroom apartment provides additional living space for guests or extended family.</p>									
<b>LINK# 73311</b>									
	P \$2,625,000	Sconset - 5 Baxter Road	Roosevelt	7314 / 1	1F	0.32	7/3.5	R-20	08/23/10
<p>Classic Siasconset summer home set on the bluff overlooking the Atlantic with deeded beach access and a moment's walk to the heart of Sconset Village. The attached fully equipped two bedroom apartment provides additional living space for guests or extended family.</p>									
<b>LINK# 73311</b>									
	U \$2,695,000	Sconset - 30B Sankaty Road	Christopher L. Maury	4923 / 3	1F	0.12	4/5	SR-20	08/18/10
<p>Located on the edge of Sconset Village, this Christopher L. Maury designed and constructed home features superb craftsmanship and state of the art amenities.</p>									
<b>LINK# 73532</b>									
	P \$2,695,000	Town - 39 Orange Street	Constable	4232 / 0	1F	0.20	5/3	ROH/S	08/17/10
<p>Prominently situated on the corner of Orange Street and Plumb Lane, this gracious 1830's antique home represents the Nantucket of days gone by. This classic property sits on an oversized 8,900 sf lot and includes off-street parking, a lovely yard and a very private guest cottage with yard and gardens. Special features include high ceilings, original antique doors and moldings, well-proportioned rooms with historic charm, an over-sized covered back porch and great expansion/renovation potential. Second floor peeks of the harbor with the opportunity for incredible harbor views with replacement of historic widow's walk. A must- ---</p>									
<b>LINK# 74040</b>									

S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	U \$3,495,000	Cliff - 3A Highland Avenue	Highland LLC	30 / .	1F	0.13	6/5.5	R1/SR1	08/21/10
<p>A STEP AWAY The location you've been waiting for and the house you've been dreaming of. "A Step Away" is a 100% New Construction home in the exclusive Lincoln Circle neighborhood. Moments to Steps beach and a short distance to historic downtown, making it the sought after location. Built with extraordinary craftsmanship and designed with impeccable attention to detail. The house offers open living with over 4000 sq. ft of living space on 3 levels. Potential to purchase the adjacent lot to build a pool, pool house, guest house or another dwelling. Furnished and decorated by Nantucket Looms.</p>									
<b>LINK# 74178</b>									
	P \$6,475,000	Shimmo - 19 Shimmo Pond Road	Shimmo Pond Holdings	43 / 84	1F	1.00	7/7+	LUG1	08/18/10
<p>Exceptional property with views throughout 1st &amp; 2nd floors. House and cottage sit on a knoll overlooking Nantucket Harbor and Brant Point. Deeded harbor access with Shimmo Pond Association parking at the end of Shimmo Pond Road. 16x32 Pebble-Tec pool &amp; spa with extensive bluestone patio. Great indoor &amp; outdoor living spaces, beautiful tile baths and an exquisite kitchen.</p>									
<b>LINK# 73953</b>									
	P \$7,295,000	Cliff - 18 Hinckley Lane	Fly Away Home Nominee	30 / A9	1F	0.68	5/5+	R-20	08/18/10
<p>Beautiful home and guest cottage on a private .68 acre lot. Excellent 2nd floor views to Nantucket Sound. Exceptionally well built with fine custom details, great architecture and classic style. Private deeded access to water less than 1/4 mile walk from house at the end of Hinckley Lane. 6 bedroom septic system; allowance for additional 6th bedroom on property.</p>									
<b>LINK# 73977</b>									

Records: 21 \*Listings: 20

(Note: Statistics do not include Off Market Listings)

**AVERAGE ASKING PRICE: \$2,236,056 \* MEDIAN ASKING PRICE: \$1,622,500 \* AVERAGE DOM: 190**

**AVERAGE SELLING PRICE: \$475,000 \* MEDIAN SELLING PRICE: \$475,000 \* AVERAGE DOM: 432**