






S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S \$615,000	Mid Island - 8 Gray Avenue	Pietropaolo	67/772	1F	0.67	5/2.5	R10/SR	01/28/11
Five-bedroom, two and a half bathroom home in nearly new condition. Privately set on almost 3/4 of an acre and convenient to Town and Surfside Beaches.									
LINK# 74303									
	P \$1,495,000	Brant Point - 65 Walsh Street	Hulbert Avenue NT	29/54	L	0.14	-	R1/SR1	01/26/11
Fabulous vacant lot in Brant Point just 550 feet to the beach or a block to Jetties Beach. Potential 2nd floor views of the Harbor. Town water & sewer available. Approved building site and concept house plans available.									
LINK# 73044									
	U \$2,495,000	Town - 26 Fair Street	Maggio	42.32/171	1F	0.22	5/3.5	ROH/S	02/01/11
"Fair Isle" In the heart of the Historic District, this distinctive landmark property is situated on an oversized lot. Numerous period details enhance this five bedroom, three and a half bath home. Ample living areas along with a spacious private yard make this an in-town "jewel."									
LINK# 74330									
	P \$2,600,000	Town - 53 West Chester Street	PKG Design Build, LLC	41/614	1F	0.16	4/3.5	R1/SR1	01/28/11
You have to see this house! Custom designed, four bedroom, three and a half bath PKG Design Build and Botticelli and Pohl home, was recently completed and awaits a family who are looking for a fabulous new home located moments from town and a short distance to Steps Beach and The Westmoor Club. Thoughtfully designed with top of the line amenities including central air, Wolf, Subzero and KitchenAid appliances, Calcutta marble counter tops, tiled bathrooms, a computerized irrigation system and custom light fixtures.									
LINK# 73782									
	P \$2,850,000	Dionis - 16 Eel Point Road	Meister	40/108	1F	1.96	8/7.5	LUG2	01/27/11
Two Dionis houses, two beautiful acres of land close to the beach. A total of 8 bedrooms and 7.5 bathrooms with multiple indoor and outdoor living spaces. A brand new swimming pool being installed to complete this compound. Thoughtful layout of the property with nice privacy between the houses. Proven rental history, \$153,000 for 2010. Views of Nantucket Sound from the roofwalk.									
LINK# 74250									

Records: 5 *Listings: 5

(Note: Statistics do not include Off Market Listings)

AVERAGE ASKING PRICE: \$2,360,000 * MEDIAN ASKING PRICE: \$2,547,500 * AVERAGE DOM: 268

AVERAGE SELLING PRICE: \$615,000 * MEDIAN SELLING PRICE: \$615,000 * AVERAGE DOM: 113