

















S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	P \$262,350	Town - 76A Centre # A	Corporate Owned	4243/99-6	Cnd	0.00	1/1	ROH/S	12/06/11
<p>LINK# 75658</p> <p>Conveniently located condo in the historic Captain Gardner House, this first floor unit includes the use of an intimate patio and garden space and basement storage. This wonderful unit boasts an updated open floor plan, one bedroom. Original details and fireplaces add the charm of a bygone era to this unique in-town pied a' terre. This property is being sold "AS IS"</p>									
	U \$350,000	Mid Island - 23B Park Circle	Hickey/O'Gara	69/228	Cnd	0.00	3/2.5	RC-2	12/05/11
<p>LINK# 73225</p> <p>This three bedroom, two and one half bath condominium has three floors of living space. Community Pool, clubhouse, and parking.</p>									
	P \$389,000	Mid Island - 20 Macy's Lane	Judson	68/488	1F	0.14	1/1	R5	12/08/11
<p>LINK# 75245</p> <p>Set back off the road on a large lot, this charming one bedroom cottage has significant expansion potential. 40% ground cover ratio.</p>									
	P \$465,000	Miacomet - 45 Miacomet Avenue	Gibbs Trs	67/203	1F	0.34	3/2	R-20	12/02/11
<p>LINK# 75596</p> <p>This sweet 3 BDRM /2 BA Miacomet home needs some love. Truly a "fixer upper". Spacious .36 acre lot offers plenty of privacy & potential for expansion. Nice hard wood floors throughout, full basement & good size back yard. Easy to show!</p>									
	S \$570,000	Mid Island - 25 A Daffodil Lane	Lower	68/747	1F	0.20	3/2.5	R-20	12/09/11
<p>LINK# 75318</p> <p>GREAT HOUSE IN A LOVELY NEIGHBORHOOD Well built home with a great floor plan. This property includes many nice features including central a/c, in-floor radiant heat, irrigation, and sound system. Private and large yard with nice landscaping and beautiful stone patio.</p>									
	U \$595,000	Mid Island - 11 Cow Pond Lane	Keane	55/310	MF	0.34	7/5	R10/SR	12/12/11
<p>LINK# 75165</p> <p>Spacious duplex on large lot abutting Cow Pond. Lots of privacy yet conveniently located to schools bike path and Town. 2,436 s.f. of living space make this an excellent opportunity to either live in one side and rent the other, form a condominium and sell other half or convert into a large single family home. Seller will replace the carpeting and appliances after closing.</p>									

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	U	\$695,000	Town - 2 Franklin Street	Kornack	41 269/1	L	0.15	-	R1/SR1	12/09/11
<p>Oversized lot on charming street in Town. Public utilities are in the road. See attached Land Court Plan of subdivision and look at the possibilities for placement of major home and second dwelling too. Call your architect!</p>										
LINK# 75313										
	P	\$795,000	Town - 47 Milk Street	Khoury	56/201	1F	0.45	3/2	R1/SR1	12/08/11
<p>This up-side house features three bedrooms and two full baths, located within minutes to Main Street. Almost half of an acre of land with plenty of room for a second dwelling or enlarging the existing house. Great sunsets from the second floor deck.</p>										
LINK# 75171										
	U	\$855,000	Surfside - 15 Field Avenue (AKA 14 Folger	Chadwick	80/156	1F	0.99	5/3.5	LUG1	12/07/11
<p>15 Field Avenue, built in 1995, offers over 2,700 sq ft of living area on three levels, with an additional 1,000 sq ft of finished basement living space and generous outdoor living areas. The seven bedroom wastewater system provides possibilities for further expansion beyond what is typical for similarly sized lots. The property lies within the recently established sewer districts, providing access by right, to the municipal sewer system whenever an owner may choose. The deed to 15 Field Avenue grants access over the private ways of the subdivision and Morgan Square, to the recreational lands owned by the Town of Nantucket and the Nantucket Wooded Land District. With these private ways, the property leads to nearby Surfside Beach.</p>										
LINK# 74562										
	U	\$1,200,000	Surfside - 32 Nonantum Ave.	Mclaughlin Trustee	87/22	1F	0.58	2/2	R-20	12/07/11
<p>Wonderful beach house in a premier location located directly across the street from the beach in Surfside. Beautifully landscaped and very private. Large deck off of the living room.</p>										
LINK# 75305										
	P	\$1,595,000	Madaket - 12 Washington Avenue	Pino	60.2.1/24	1F	0.18	2/3.5	R-20	12/13/11
<p>SHORT SALE; Subject to bank approval. This beautiful contemporary beach house is spacious and offers water views as well as many bonus spaces. The house features a wired sound system throughout the house as well as programable lighting system. Bathroom fixtures include Waterworks, Dornbracht, Toto, Kohler, Franke and Blanco. The house features 2 spacious first floor bedroom suites, a second floor great room with kitchen, dining and living, and fully finished lower level with a gym, spa bathroom, and media/family room with wet bar and wine fridge. The lower level offers lots of storage space for bikes and household items and is perfect for entertaining. This home is ready for you to move in!</p>										
LINK# 74499										
	P	\$1,750,000	West of Town - 88 Madaket Road	Ginn Family NT	41/800,	1F	2.62	4/4.5	R-20	12/05/11
<p>Set on almost three private acres, only a mile from town, this custom home offers many areas to entertain, both inside and out. Everything you could wish for in a vacation or year round home. Four bedrooms with many additional areas for guests, gourmet kitchen with formal dining room AND breakfast room, den plus private office, full basement, two car garage with large work space above, and central air conditioning. The grounds surrounding this home are magnificent with a koi pond, extensive patios and porches. There is plenty of room to add another dwelling.</p>										
LINK# 75173										

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	P \$1,950,000	Miacomet - 37 West Miacomet Road	Elliott/Margerum	81/147	1F	2.70	2/1	MMD	12/02/11
Two bedroom one bath cottage located near Miacomet Pond with views of Pond and Ocean. Spectacular 2.7 acre lot surrounded by conservation land.									
LINK# 75652									
	U \$2,350,000	Sconset - 11 Front Street	Holland	7313/99	1F	0.12	2/2	R10/SR	12/06/11
Once in a blue moon opportunity to own a quaint 'Sconset property in one of the most sought after locations. This two bedroom plus house has views of the Atlantic ocean from nearly every window.									
LINK# 75720									
	U \$2,795,000	Sconset - 11 Black Fish Lane	Gifford Trustee	73/106	1F	0.46	4/4.5	R-20	12/14/11
"The Black Fish Collection" Fabulous opportunity to own a brand new house in 'Sconset. The home features stainless steel appliances, antique oak floors and 4 ensuite bedrooms. There are waterviews, a full basement, masonry fireplace, large yard, great decks and a wonderful layout for entertaining. The house was designed by workshop/apd and custom built by Walter Unis and UCI. This property has room for expansion and/or a pool. Approved 12x10 shed.									
LINK# 74425									
	P \$2,975,000	Town - 18 Madaket Road/Hedgebury Lane	Koyote Realty LLC	41/598	1F	0.47	5/6.5	R-20	12/13/11
Spectacular 5 bedroom, 5.5 bath home. Beautiful Pool house with full bath, living room, sitting room and indoor/outdoor dining area. Heated Pool all completed May 2011. Available for Summer 2011 occupancy. Home includes 5 en suite bedrooms, rec room, billiards area, gym, custom mill work throughout, oak floors, marble counter tops and vanities, sound system throughout. This home is a MUST see for any family interested in owning a spectacular Nantucket home with a pool only minutes to Main Street.									
LINK# 74987									

Records: 16

*Listings: 16

(Note: Statistics do not include Off Market Listings)

AVERAGE ASKING PRICE: \$1,268,090 * MEDIAN ASKING PRICE: \$855,000 * AVERAGE DOM: 174

AVERAGE SELLING PRICE: \$570,000 * MEDIAN SELLING PRICE: \$570,000 * AVERAGE DOM: 133