











S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	P \$329,000	Madaket - 64 Arkansas Avenue # 458	Perry, Jr.	594/35	1F	0.04	3/2	R-20	05/12/11
Well-maintained, 16 foot wide townhouse with three bedrooms and two bathrooms. One of the best situated units, with direct access to Goose Cove Pond, and in close proximity to Starbuck Beach. This home is not a condo and is not part of an association; no fees.									
LINK# 73829									
	P \$449,000	Surfside - 7 Maclean Lane	Carlee	55/486	1F	0.22	2/2	R10/SR	05/13/11
A cozy 2 bedroom home with a loft, 2 bathrooms and open kitchen/dining and living space. Cathedral ceilings and a brick front fireplace add to the appeal. Room for potential expansion with approvals. Recent updates include: a new roof, carpet, flooring and interior painting.									
LINK# 74480									
	P \$535,000	Mid Island - 36 Friendship Lane	Seitz	56/333	1F	0.46	3/2	R-20	05/17/11
Well-maintained 3 bedroom / 2 bath home in a well established and centrally located neighborhood, close to school, markets, and bike path. Property offers plenty of room for expansion and potential for a second dwelling. There is a disconnected wooden deck in the back yard, with naturally landscaped privacy.									
LINK# 74500									
	U \$599,000	West of Town - 34 Madaket Road	Gritzke/Sauter Tr	41/317	1F	0.51	3/3.5	R-20	05/13/11
4 bedroom/ 2 bath 1950's Ranch & 1990's saltbox addition with separate entrances on a cleared half acre about a mile from Town Center. 24 hours notice to show.									
LINK# 74545									
	P \$799,000	Miacomet - 5 Catherine Lane	Leinbergs	66/7	1F	0.71	3/3.5	R-20	05/12/11
Outstanding location and privacy near Bartlett's Farm, Miacomet Golf Course and south shore beaches. This 3/4 acre lot boasts two dwellings. Live in one and rent the other.									
LINK# 73674									
	S \$1,350,000	Town - 11 Lily Street	Scheide	42.3.4/50	1F	0.13	5/3	ROH/S	05/17/11
Four bedroom/two bath home in the historic district on desirable Lily Street, with access to the Lily Pond Conservation Land directly across the street. Separate one bedroom cottage and detached two car garage. Large patio and private yard/gardens.									
LINK# 73182									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	P \$1,375,000	Town - 7 Gardner Street	David Wood Estate	4233/58	1F	0.15	4/1.5	ROH/S	05/11/11
<p>Historic opportunity awaiting renovation. This 1880's 4 bedroom home sits on an oversized lot and includes a garage, wonderful spacious rooms with high ceilings and many original details and features. Plenty of room for expansion or potential for 2nd dwelling.</p>									
LINK# 74801									
	P \$1,750,000	Tom Nevers - 8 Mayhew Road	Flannery	92.4/215	1F	0.57	4/3.5	LUG3	05/12/11
<p>Meticulously maintained beach house with fabulous south shore ocean views. Beautiful custom kitchen and newly appointed tile bathrooms. Short distance to beach access via stairs on Bosworth Road (see restrictions/easements). Lovely landscaping with ample room for a pool if desired.</p>									
LINK# 74473									
	U \$2,795,000	Town - 10 Barnabas Lane	Eagle Manifesto NT	41/567	1F	0.17	5/5.5	R1/SR1	05/15/11
<p>Impeccably maintained five bedroom, four full bath and one half bath main house with beautifully maintained grounds and private brick patio on an oversized lot in town. The property also features a lovely studio with a laundry room, first floor tiled garage space and finished second floor with a tiled shower bath.</p>									
LINK# 74737									
	S \$3,575,000	Sconset - 27 Shell Street	Wade Cottages Nominee	73.1.3/TBD	1F	0.37	8/4	ROH/S	05/11/11
<p>Once in a life time opportunity! This amazing, oversized property offers unobstructed views of the ocean and direct access to the bluff walk and stairs to the beach. Just a few blocks from the center of 'Sconset, this gracious property presents a unique opportunity for a buyer to use the existing 4 apartments or construct a compound on this conforming lot complete with house, cottage, garage and gracious yard, overlooking the ocean. This property has been in the same family for over 75 years - may your family be the next to make a lifetime of memories. Seller may elect to do a 1031 exchange.</p>									
LINK# 74574									

Records: 10

*Listings: 10

(Note: Statistics do not include Off Market Listings)

AVERAGE ASKING PRICE: \$1,078,875 * MEDIAN ASKING PRICE: \$699,000 * AVERAGE DOM: 124

AVERAGE SELLING PRICE: \$2,462,500 * MEDIAN SELLING PRICE: \$2,462,500 * AVERAGE DOM: 291