





S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$290,000	Madaket - 52 Arkansas Avenue	June W. Hunter, Trustee et	59.4/154	1F	0.13	3/2	R-20	06/06/11
<p>Nantucket's best real estate value in a beach area! 16 foot wide, tri-level 3 bedroom townhouse, anderson windows, cedar trim, easy walk to the beach. This is not a condo, you own the land under the building.</p>									
LINK# 74177									
	\$530,000	Mid Island - 36 Friendship Lane	Seitz	56/333	1F	0.46	3/2	R-20	06/01/11
<p>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.</p>									
LINK# 74500									
	\$2,200,000	Sconset - 32 Baxter Road	Constantine	49.2.3/29	1F	0.52	4/3	R-20	06/06/11
<p>4 Bedroom ranch style home with fireplace(circa 1976) has ocean views. Walk to beach, Sconset center, and restaurants. Rare for this section of Baxter Road, this is a conforming SR-20 lot, 22,500 sq. ft. square, that offers great potential for the new homeowner as there is room to expand! Owner is a licensed real estate salesperson in MA.</p>									
LINK# 73873									
	\$5,500,000	Cliff - 22 Capaum Pond Road	Luth/Wyatt	40/11&12	1F	1.15	5/6+	LUG2	06/06/11
<p>Commanding Views of Nantucket Sound! High on a knoll overlooking Capaum Pond and Nantucket Sound, this Lyman Perry designed home is perfectly sited to capture the magnificent views of both Pond and Ocean. This is undoubtedly one of the best locations to watch the sunrise and sunset; nearly every room in this immaculate property has stunning water views. Access to decks, patios and porches, allows for easy indoor-outdoor entertaining. Conveniently located off of Cliff Road, this area was home to Nantucket's original Harbor and the Town of Sherburne.</p>									
LINK# 73916									

Records: 4

*Listings: 4

AVERAGE SELLING PRICE: \$2,130,000 * MEDIAN SELLING PRICE: \$1,365,000 * AVERAGE DOM: 192