


















S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	P \$389,000	South of Town - 3 Williams Street	Colt	55/4271	1F	0.20	1/1	R1/SR1	10/31/11
<p>Nicely hidden away pied-de-terre on lushly landscaped over-sized lot with plenty of room to expand.</p>									
<b>LINK# 75302</b>									
	U \$465,000	Miacomet - 45 Miacomet Avenue	Gibbs Trs	67/203	1F	0.34	3/2	R-20	10/28/11
<p>This sweet 3 BDRM /2 BA Miacomet home needs some love. Truly a "fixer upper". Spacious .36 acre lot offers plenty of privacy &amp; potential for expansion. Nice hard wood floors throughout, full basement &amp; good size back yard. Easy to show!</p>									
<b>LINK# 75596</b>									
	P \$499,000	Mid Island - 22 Essex Road	Harnishfeger	67/633	1F	0.20	2/2.5	RC-2	10/20/11
<p>Well-built home in move-in condition with full finished basement, large, private yard, and distinct details such as cathedral ceilings and beautiful tile work throughout.</p>									
<b>LINK# 75149</b>									
	P \$639,000	Mid Island - 16A Waydale Road	Craddock	67/870	1F	0.23	5/3	R10/SR	11/02/11
<p>Spacious three story home easily converted to two units. First floor features bedroom, living room, office, full bath, laundry and perfect spot for a kitchen. Second floor has a spacious open living/dining/kitchen. Two bedrooms share a full bath, laundry area. Large deck overlooking nicely landscaped yard and patio. Third floor with two large bedrooms with lots of closets and a full bath. Room for a second dwelling. Try and avoid 1:30 - 4:00 showings.</p>									
<b>LINK# 75598</b>									
	U \$699,000	Naushop - 96 Goldfinch Drive	Stone	68/697	1F	0.11	3/2.5	R5	10/26/11
<p>NAUSHOP. UPDATED, CLEAN, READY FOR IMMEDIATE OCCUPANCY! This home features new kitchen countertops, all new appliances, fresh paint throughout, and updated hardware on all doors and windows. Freshly painted throughout, the home features an eat-in kitchen, spacious living room, dining room or den and powder room on the first floor. Back door leads to very private rear yard. Second floor with two bedrooms that share a hall bath (new countertop) and an owners' bedroom with private bath. Easy walk up stairway to attic.</p>									
<b>LINK# 74556</b>									
	P \$749,000	Naushop - 1 Dovekie Court	Berggren	68/559	1F	0.16	5/4.5	RC-2	10/28/11
<p>One of the largest 5 bedroom homes in Naushop. Located on a cul-de-sac near 28 acres of Land Bank Land. Three floors of living area with potential for more in the basement. Spacious, well proportioned rooms, air conditioning, guest suite and a private patio. Community swimming pool, tennis courts and recreation area. Rental History available.</p>									
<b>LINK# 74007</b>									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	P \$750,000	Mid Island - 4 Halyard Lane	Donald R Brady	66/327	1F	0.35	3/2	R10/SR	10/31/11
<p>Classic Cape Cod style home boasting 3 bedrooms and two full baths. Set on an oversized lot in sought-after Pine Valley, this property offers ample room for expansion. Well manicured grounds with mature landscaping and pastoral views of abutting 16 beautiful acres of Land Bank land.</p>									
<b>LINK# 72801</b>									
	P \$1,175,000	Tom Nevers - 6 Heath Lane	Stetina	72/45	1F	0.42	3/3.5	LUG3	11/01/11
<p>This charming, custom built home, in the desirable and private Tom Nevers East neighborhood was just renovated and is located on a quiet street. There are three finished floors with over 3,000 s.f. of living space and expansive views of the ocean, golf courses and Sankaty Light. The property is professionally landscaped and has two spacious decks on the upper and lower level that provide an additional 1,000 s.f. of outdoor living space. The southerly elevation is bordered by Nantucket Land Bank Property to ensure privacy and protected views. Be sure to notice the details- antique barn boards for floors, reclaimed 100 yr old beams and all of the</p>									
<b>LINK# 75526</b>									
	U \$1,195,000	Town - 64 Milk Street	Riseborough	56/430	1F	0.46	4/3	R-20	10/24/11
<p>Beautifully restored 18th century home on Milk Street featuring modern amenities with close proximity to Main Street, Bartlett's Farm, and Cisco Beach. Exposed beams, three fireplaces, and historic finishes offer loads of charm. Significant ground cover remaining allowing for expansion and/or second dwelling. Great rental potential.</p>									
<b>LINK# 75620</b>									
	P \$1,495,000	Hummock Pond - 7 Aurora Way	Simeone	56/451	1F	0.15	4/3.5	R-20	10/25/11
<p>Newly constructed, custom designed home in Hummock Pond. This well built 4 bedroom, 3.5 bath vacation home is located on a quiet cul-de-sac moments from town and close to the pristine beaches on Nantucket's southern shore, Bartlett Farm and Cisco Brewery. Modern amenities and custom details throughout make this property a must see. Please call for details or to schedule an appointment.</p>									
<b>LINK# 72829</b>									
	P \$1,795,000	Town - 26 West Chester Street	Lowenstein	4243/56	1F	0.49	2/3.5	ROH/S	10/28/11
<p>This charming older home is tucked away down Blackberry Lane abutting the Lily Pond Land Bank property. It has lovely gardens, deck and yard area. Plenty of off street parking and a separate oversized one car garage. Home is light and bright with high ceilings and fireplaces. Walk in basement with good ceiling height and fireplace. Living room with fireplace, den with fireplace, kitchen with dining and half bath. Two bedrooms, two baths second floor and two rooms and full bath on third floor. A unique piece of property with great privacy.</p>									
<b>LINK# 74780</b>									
	P \$1,795,000	Polpis - 315 Polpis Road	M&T Bank	0025/006	1F	4.10	5/3.5	LUG3	10/21/11
<p>Hollywood Farm is truly an island gem. Built in the 1870's, it was owned by the well-known Nantucket Starbuck and Swain families. In 1908, Fred Maglathlin purchased the property, dubbed it "Hollywood Farm" and ran it successfully for 75 years. It was the largest working farm on the island. Today over 200 abutting acres are owned by Nantucket Conservation Foundation. The present property now includes the original farmhouse and barn, a charming one bedroom guest cottage, a separate music studio, a lovely fenced-in perennial garden and mature plantings which create a private and enjoyable setting. As a result, the property</p>									
<b>LINK# 75419</b>									

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A	\$2,690,000	Town - 12 Pine Street	Borie	4232/57	1F	0.16	8/4.5	ROH/S	10/25/11
<p>A charming house located just off Main Street with wonderful indoor and outdoor public spaces. Quiet neighborhood, 1 car garage, off street parking, modern kitchen and many upgrades make this a comfortable family home.</p>										
<b>LINK# 75278</b>										
	S	\$2,900,000	Cliff - 8 Mooers Avenue	Oak Hill Investments LLC	30/248	1F	0.12	4/3.5	R1/SR1	10/28/11
<p>ROSECLIFF - Completely and meticulously renovated antique home dates to 1850. The unique historic charm of the original house blends beautifully with the function of the later addition. Located on the cliff near prestigious Lincoln Circle on a beautifully landscaped and private quarter acre. Four bedrooms, 3.5 baths, dining, living room, office and open kitchen. Open to two great outdoor living spaces.</p>										
<b>LINK# 75400</b>										
	P	\$3,600,000	Quidnet - 2 Sesachacha	Seidel, Thompson et al	21/88	1F	1.00	7/3	R-20	10/24/11
<p>Sesachacha Lodge is situated on a large elevated lot offering first floor views of the pond, Sankaty Light and ocean. This spacious quintessential summer cottage built circa 1900 sits on an oversized lot in historic Quidnet Village allowing for generous expansion. Deeded beach access via a Proprietors Road to the north.</p>										
<b>LINK# 75166</b>										
	U	\$3,990,000	Sconset - 8 Bunker Hill	Jones	7342/37	1F	0.59	7/7	SR-20	10/21/11
<p>The original 1930's "Bunker Hill" cottage has been graciously transformed into a stunning custom built main house and guest cottage with two car garage on a beautifully landscaped private lot in Sconset Village. Quality craftsmanship throughout includes crown molding, cherry floors, custom cabinetry and built-ins, bead board, granite and marble countertops, audio system piped for inside and outside use, multiple decks and porches and finished basements for additional living and sleeping space. The 20'x50' gunite pool has a retractable cover and features a spa/hot tub. The stone fireplace offers built in bench seating. The property features a high end hot tub for ultimate relaxation and the grounds are professionally landscaped, highlighted by numerous seasonal gardens. This is a truly unique and special property.</p>										
<b>LINK# 73985</b>										
	U	\$4,695,000	Sconset - 20 Main Street Siasconset	Rhodes	7331/50	1F	0.66	8/7	R10/SR	10/20/11
<p>A special property with wonderful history, "Green Chimneys" lends a peek into the past. The original house dates back to 1890 when the property boasted a stable in the rear. Updates and renovations in 40s, 60s and new kitchen &amp; mudroom in 95. Set on a 1/2 acre the house extends the depth of the lot with a great entertaining wing that includes a bar. A wonderful loggia looks into the central garden and there is reminiscent feel of 'Sconset in years gone by.</p>										
<b>LINK# 74988</b>										

Records: 17 \*Listings: 17

(Note: Statistics do not include Off Market Listings)

**AVERAGE ASKING PRICE: \$1,663,750 \* MEDIAN ASKING PRICE: \$1,185,000 \* AVERAGE DOM: 244**

**AVERAGE SELLING PRICE: \$2,900,000 \* MEDIAN SELLING PRICE: \$2,900,000 \* AVERAGE DOM: 51**