











S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	P \$350,000	Mid Island - 23B Park Circle	Hickey/O'Gara	69/228	Cnd	0.00	3/2.5	RC-2	01/01/12
<p>This three bedroom, two and one half bath condominium has three floors of living space. Community Pool, clubhouse, and parking.</p>									
<b>LINK# 73225</b>									
	U \$499,000	Miacomet - 47 A Appleton Road	Papale	66/502	Cnd	0.51	2/1	RC-2	01/03/12
<p>Private half acre property with 2 bedroom house in great condition. Full basement, lots of expansion. Abuts acres of conservation and trails leading to Miacomet Pond and Beach.</p>									
<b>LINK# 75739</b>									
	U \$549,000	Miacomet - 47 B Appleton Road	Papale	66/502	Cnd	0.51	3/2	RC-2	01/03/12
<p>Private half-acre property with custom 3 bedroom house with stone fireplace, full basement, and lots of privacy. Abuts acres of conservation and trails leading to Miacomet Pond and Beach. The seller is currently submitting plans to the planning board for an ANR (approval not required) sub-division and placing the home in the Nantucket Housing Needs Covenant Program.</p>									
<b>LINK# 75738</b>									
	P \$649,000	Surfside - 23 Boulevard	Kristensen	80/127	L	0.94	-	LUG1	01/02/12
<p>This regularized shape lot in Surfside has several good building envelopes. With easy access to Surfside Beach and 2.5 miles to town, this property's location is perfect for either year-round or summer living!</p>									
<b>LINK# 74613</b>									
	U \$795,000	Surfside - 9 A Daffodil Lane	Phillips	68/755 1	AP	0.36	3/3.5	R-20	01/05/12
<p>Custom built, 3-bedroom, 3-full bath home with upscale fixtures, central air-conditioning, wood burning fireplace, finished basement with kitchen and full bathroom and mature landscaping with lots of privacy.</p>									
<b>LINK# 75399</b>									
	U \$950,000	Town - 20 Madaket Road	LLD Realty, LLC	41/599	L	0.46	-	R-20	01/05/12
<p>"Hedgebury Lane" – Design and build your dream home on this ½ acre lot with town water and town sewer. Zoning allows for a main house and guest cottage. Located in a neighborhood of attractive new homes this parcel offers quick access to downtown Nantucket.</p>									
<b>LINK# 75260</b>									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	U \$1,350,000	Brant Point - 69 Easton Street	Point Breeze LLC	4241/111	1F	0.23	4/2	LC	01/09/12
<p>Opportunity to own property in one of the islands most sought after locations. This large parcel on Brant point is close to town and beaches. An updated four bedroom cottage plus significant ground cover allowance provides for substantial expansion possibility.</p>									
<b>LINK# 75666</b>									
	P \$1,795,000	Town - 20 Woodbury Lane	Magiera	41/1631	1F	0.11	5/3.5	R1/SR1	01/09/12
<p>Five bedroom home on Woodbury Lane. Three finished floors, a great gathering kitchen and a back entry mud room/laundry/pantry area ideal for coming &amp; going from the beach. Oversized garage with studio above. New addition in 2000 included new kitchen, new master suite and new baths. Great tile work, frameless glass shower doors and built-in flat screen tvs. Large outdoor shower by back entry. Brick driveway and patio, mature roses on 2-story trellis, widow's walk. Central AC, alarm system &amp; irrigation.</p>									
<b>LINK# 74465</b>									
	U \$2,995,000	Cliff - 60 Cliff Road	60 Cliff Road NT	30/65	1F	0.29	5/4.5	R1/SR1	01/11/12
<p>This is one of those special homes which exudes warmth and coziness from the moment you enter. Situated on the Cliff, close to Town and moments from Steps beach. This 5 bedroom, 4.5 baths home was built c. 1920 and lovingly renovated in 2010 with all the modern amenities. A 13,000 sq. ft. lot in 5,000 sq. ft. zoning.</p>									
<b>LINK# 74135</b>									
	P \$3,295,000	Pocomo - 68 Pocomo Road	Truesdale	15/31	1F	4.06	4/3	LUG3	01/09/12
<p>This very unique offering features one of the last private and pristine parcels in Pocomo, comprised of four acres with spectacular protected views of the Pocomo meadow and both Polpis and Nantucket Harbors. Additional views of Coatue, Great Point, and Head of the Harbor, along with deeded access to a gorgeous bathing beach with mooring rights. Carefully maintained existing home with excellent expansion potential (over four acres with 5,000 sq. ft. of allowable groundcover).</p>									
<b>LINK# 72710</b>									

Records: 10 \*Listings: 10

(Note: Statistics do not include Off Market Listings)

**AVERAGE ASKING PRICE: \$1,322,700 \* MEDIAN ASKING PRICE: \$872,500 \* AVERAGE DOM: 320**