

2011 NANTUCKET PROPERTY YEARBOOK



2011 TRANSACTIONS BY THE NUMBERS
RESOURCE GUIDE DISCLOSURE FORMS



Ken Beaugrand,
President, NAREB

Over 25 years ago a group of founding members created the Nantucket Association of Real Estate Brokers — formed to help our organization engage in community activity and to help nurture a cooperative relationship amongst all member real estate offices while striving to cultivate consistent professional standards.

Our 244 member association with 32 offices, has the resources of robust multiple listing services and membership-owned publications that help all member agents deliver market data and timely and accurate information on any property for sale to buyers, sellers, other professionals or just the curious.

The Nantucket market was in slow decline since 2005. We now believe that 2009 was the low point in the Nantucket market; a year with only 237 sales representing \$437 million. By comparison, there were 364 sales in 2010 (\$694 million) and 347 sales in 2011 (\$531 million). The good news is that the number of sales in 2011 was about the same as 2010 and the lower dollar total reflects a clearing out of inventory — much of it under \$1 million.

Looking at our historical record over the last 10 years, we see that the average selling price of a Nantucket home has increased from \$918,000 in 1999 to \$1.97 million in 2010 — up 197 percent. The average selling price of vacant land has increased in a similar fashion, from \$570,000 to \$1.095 million, an increase of 189 percent. This compares to the Dow Jones Industrial Average which is down 4 percent over the same period.

Because owning property on Nantucket is discretionary for most, owning a property is about so much more than just an investment. It is about having a home in this special place and enjoying the island with family and friends.

This year is off to an unexpectedly strong start. We feel that 2012 will likely trend as much as 2010 did — a slow but steady increase in both the number of transactions and the dollars that those transactions represent because of the attractive inventory, adjusted pricing over the last few years and continued favorable interest rates. Most importantly, this very special spit of sand will continue to remain a well-preserved island with an interesting and vibrant community that cannot be found elsewhere.

NAREB COMMITTEES

EXECUTIVE BOARD

The E-board works within the framework of our by-laws to set the agenda for regularly scheduled meetings, propose the annual budget, set dues and processes membership applications. It acts as the intermediary with LINK, our multiple listing service, and meets regularly to help foster professional standards among our membership.

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The Publications Committee provides oversight and ideas for NAREB Publications — Nantucket Property Journal, Nantucket Property News and Nantucket Property Yearbook. The committee meets regularly to discuss and help direct all aspects of advertising, editorial content, distribution and the quality of NAREB publications.

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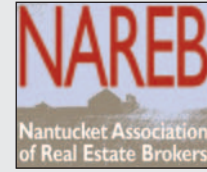
Offers peer guidance on the accuracy of listing information entered in our multiple listing service(s) along with accuracy in all forms of advertising. The committee also plays an important role in providing LINK with program enhancement recommendations.

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NANTUCKET PROPERTY YEARBOOK



A Publication of the Nantucket
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Ken Beaugrand
- Vice President**
Ken Lindsay
- Treasurer**
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ON THE COVER Photography of Michael Gaillard

Born on Nantucket, Michael Gaillard studied fine art at Stanford University (BA), and then continued on to receive his Masters in Fine Art from Columbia University's School of the Arts in Visual Arts and has served as an adjunct professor of photography at Columbia University. He photographs exclusively with large-format film cameras, thus enabling him to reproduce his images with extraordinary detail at tremendous sizes. He has an annual solo exhibition in the Seven Seas Gallery by Vanessa Noel at 46 Centre Street for the duration of the summer.

His work may also be found at www.YourNantucket.com. The cover photo, "Steps," and all other images found on the Website exist in small, limited editions in three sizes: 60 x 72.5 inches, 40 x 47.5 inches, and 21 x 25 inches. Private commissions are also available upon request.

NAREB COMMITTEES

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By Mary Lancaster
NAREB Publications

Brant Point

Once you pass the White Elephant Resort buildings on Easton Street, the Brant Point area is purely residential, made up of neighborhoods with impressive, old homes lining Hulbert Avenue. Many have expansive porches, a mix of barn, Cape or mansard roofs, lots of windows and well-manicured lawns overlooking Nantucket Harbor. Short side streets stretching between Hulbert Avenue and North Beach Street to Bathing Beach Road are in contrast, with essentially small and simple summer cottages along the often unpaved ways. This area is populated mostly by seasonal residents. It includes Jetties and Children's beaches, and is a short walk or bike ride to downtown.



The familiar Brant Point Lighthouse

Cisco

At the curve approaching the intersection of Somerset Lane and Austin Farms, Hummock Pond Road becomes agricultural and an area where horses, sheep and other livestock thrive. Homes, with the exception of moderately dense developments off Heller's Way and Ahab Drive, are spaced far apart on good-sized lots. The farther one gets toward Cisco Beach, the fewer year-round homes there are in this area. Bartlett Farm is open year-round, stocked with a variety of groceries and prepared food. Cisco Brewery, the Winery and Distillery are open year-round for sales and socializing, and East Coast Seafood is open throughout the summer season. The earliest homes in Cisco are low and simple in design, while many of the newer residences have second floor decks, affording impressive views of the rolling Atlantic Ocean. The beaches of Cisco are a popular surfing destination on the island.



The expansive view from 2 Marion Ave., which sold for \$3.65 million in 2010

Cliff

Sitting high above Nantucket Harbor are some of the island's staliest homes, with wrap-around verandas permitting outstanding views. It is difficult to pinpoint a particular architectural design here, because beyond the historic core district, Nantucket has always seemed to have designs of its own that characterize a relaxed, yet refined, lifestyle. These shingled mansions often attract families who have summered here for generations. The Cliff and Brant Point have a myriad of large and cottage-style houses. This lovely location is convenient to Steps Beach, Jetties Beach and the routes to Dionis, Eel Point and Madaket. It is also just minutes from the heart of downtown.



Steps Beach

Dionis

Eel Point Road, off Madaket Road and leading to Dionis, is on the way to the Linda Loring Nature Foundation property. There are moderate to elaborate homes, many of which are seasonal, on both sides of the road to the Dionis Beach parking lot, about mid-way on the right. Those living nearby only have a short walk or bike ride to climb

through and up the dunes overlooking the calm water along this northern shoreline, speckled with collectible shells and small, colorful stones. Past the rock marking the path to Dionis Beach, the road continues to a left turn along Eel Point Road lined with resort homes of contemporary designs. A little farther is the popular 40th Pole, a beach area favored by locals for its fishing and expanse of sand for family get-togethers and picnics. Dionis is mere minutes from Madaket, around the corner from the upper start of Cliff Road and close to town and bike paths.



Path to Dionis Beach

Fisher's Landing

This is another example of a cluster development that is based on early settlement principles. Fisher's Landing is an attractive development off Madaket Road, before the turn onto Warren's Landing Road. Though house lots are not large, they are adequate for personal enjoyment and landscaping opportunities, and have been priced affordably to permit creative home designs that meet individual or family needs. Many year-round residents live in this area. Fisher's Landing is minutes from Madaket Beach, and is even nearer to the small beach area at Warren's Landing. The Madaket bike path, extending to just outside of town, is easily accessible from Fisher's Landing.



The view from the widow's walk of 4 West Way which sold for \$1.2 million in '10

Hummock Pond

On the western side of Hummock Pond Road, leading to Cisco, are several meandering dirt roads that are home to generally small, low summer cottages that line the shores of Hummock Pond. Some have such interesting names as Moth Ball Way, reflecting the sense of the environment so close to the pond and ocean. This area is remarkably quiet and rural, giving a real sense of simple, relaxed summer living that is only minutes away from conveniences, swimming, boating and beach combing.



Serenity of Hummock Pond

Madaket

There is some debate as to where the western settlement of Madaket officially begins, but the general opinion is that it starts after crossing second bridge. While all areas of the island — other than the core historic district — have seen at least some new development, growth in Madaket has remained minimal. To ensure the community stays quiet and rural, residents (the majority being summer folk often as devoted as the year-rounders) have consistently spoken against expansion of commercial uses in Madaket other than the existing Millie's seasonal restaurant with mini-market, Madaket Marine boatyard and a proposed health club. The homes in Madaket are a mixture of rustic cottages, standard-size, single-family dwellings, large contemporary designs in the popular upside-down style and townhouse condos. Many short side streets off the main road are named after a letter of the alphabet, up to Ames Avenue at the end where the famous (perhaps infamous) Madaket Millie once lived. Millie, though seemingly a gruff old salt, was admired by her neighbor, the late



Madaket Millie's former homestead on Hither Creek

2011 TRANSACTIONS SALES SUMMARY



Area	Brant Point	Cisco	Cliff	Dionis	Fisher's Landing	Hummock Pond	Madaket	Miacomet
Sales	13	6	24	8	3	2	18	13
Avg. Sale \$	\$1,519,923	\$2,470,840	\$3,074,958	\$5,950,000	\$730,500	\$873,312	\$1,052,097	\$1,227,192
Median Sale \$	\$1,300,000	\$1,950,000	\$2,615,000	\$3,950,000	\$742,500	\$875,000	\$1,640,000	\$710,000

Area	Mid Island	Monomoy	Nashaquisset	Naushop	Pocomo	Polpis	Quidnet	Sconset
Sales	55	2	3	11	3	3	3	36
Avg. Sale \$	\$581,915	\$3,555,000	\$720,000	\$627,727	\$2,000,000	\$1,873,333	\$2,964,667	\$2,005,955
Median Sale \$	\$474,105	\$3,555,000	\$690,000	\$735,000	\$1,500,000	\$1,845,000	\$3,100,000	\$1,813,478

Area	Shimmo	South of Town	Squam	Surfside	Tom Nevers	Town	Wauwinet	West of Town
Sales	2	4	3	12	15	85	3	18
Avg. Sale \$	\$3,987,500	\$522,625	\$3,233,333	\$1,038,667	\$1,286,867	\$1,366,956	\$4,358,333	\$726,911
Median Sale \$	\$3,987,500	\$546,250	\$3,000,000	\$1,054,500	\$1,270,500	\$1,155,000	\$2,800,000	\$626,000

There were no property transactions in Madequecham, Quaise, and Shawkemo in 2011

AREA PROFILES

Fred Rogers of the long-running “Mr. Rogers’ Neighborhood” children’s program. Though Madaket Beach has sustained substantial erosion in the past few years, it is still one of Nantucket’s prettiest shorelines and the venue for the island’s most spectacular sunsets. Smith’s Point, a popular fishing spot, is accessible from the far side of “Millie’s Bridge” over Ames Avenue. Shuttle bus service extends to Madaket, however as far out as it seems, it is just a 10-minute drive to town or mid-island.

Madequecham

The uninterrupted view across the wide, glacier-formed Madequecham Valley is unparalleled, with grassy dips and rises of conservation and town-owned acres meeting the sea between Tom Nevers and Nobadeer. This amazing sight is visible from where the valley begins off New South Road, but across the expanse a small development of primarily seasonal homes have broken the horizon. The houses are reached by driving down Russell’s Way, a long, mostly straight and wide dirt road that ends with options to continue ahead or bear left. Homes in this location, on Wigwam Road, for example, are large and often come with plenty of land. This area has pristine beaches and is about halfway between mid-island and Siasconset. The Milestone Road bike path crosses the turn onto Russell’s Way.



Fog rolls across the Madequecham valley

Miacomet

Old-timers remember the Miacomet Raceway and fairgrounds that once occupied many acres at the end of Somerset Lane. Answering a growing need for more reasonably priced year-round family homes, the raceway was replaced with neat, small, quiet neighborhoods with names such as Henderson’s Drive or Doc Ryder Drive. The mostly Cape-style houses are on ample lots and have nicely tended yards. Many homes are desirably situated along Miacomet Pond. Though residents here enjoy personal landscaping, Miacomet is another flat and open location where tall trees do not thrive. This area, close to Miacomet Golf Club and the family-friendly Miacomet Beach, is all residential except for a nursery business at the start of the main road.



Some homes take full advantage of life along Miacomet Pond

Mid-Island

The lines delineating the boundaries of what is called mid-island have shifted over the past half-dozen years. This area has become a desirable destination for businesses and is one where homes are more affordable and conveniently located near shopping, schools and the hospital. These days, it is safe to say that after the five corners intersection of Pleasant Street and Atlantic Avenue, mid-island encompasses a large area stretching to Hooper Farm Road, to the start of Old South Road, across Fairgrounds Road to Macy’s Lane near the airport and plenty of acreage in between. Many of the homes on Hooper Farm, Fairgrounds and Newtown roads, for instance, are ranch-style, one-story designs with large picture windows on the front. Cape homes are also popular in this area, and many of the dwellings have sizable yards. Besides its proximity to shopping, dental and health care offices, and the fire and new police station, the mid-island offers attractive and affordable living.



Mid-Island homes, though modest in scale, often have large yards

Monomoy

This peaceful, residential area off the beginning of Milestone Road is home to more seasonal residents than those living here all year. Most of the long-established houses are quite sizable and rambling, with large lots. Properties along the north side of Monomoy Road enjoy spectacular views of Nantucket Harbor, the Creeks and town skyline including prominent, historic church steeples. While Monomoy has a rural feel, it is mere minutes from mid-island shopping and just a scoot away from the town center.



Views across the harbor reward many Monomoy homeowners

Nashaquisset

Located a short distance from island schools and conveniently near mid-island shopping and downtown, Nashaquisset is a community within the greater community, built on acres holding a rich agricultural history. While approximately half the development is comprised of seasonal residents, Nashaquisset off Surfside Road is a magnet for year-round families. The houses, varying in design from Cape-style to Federal to Saltbox and others, are more moderately priced. Homes along Washaman, the main avenue, and the several offshoot ways and lanes, are clustered closely together in the pattern of Nantucket’s Old Historic District, yet many mature trees, landscaping features and the siting of the houses offer privacy in an intimate, neighborhood setting.



Nashaquisset residents have use of a pool and tennis courts

Naushop

Like Nashaquisset and the island’s numerous subsequent residential developments, the homes in Naushop off Old South Road are on small lots and built closely together. It is a design established during Nantucket’s earliest construction, valued today because it maximizes use of finite open land and lends a friendly element. Homes in Naushop are of classic architecture, most framed by white picket fences, arching arbors and with attractively landscaped yards. The sidewalks throughout this winding, hilly enclave, with streets named after bird species, are of brick. Naushop has tennis courts, a pool and a playground for use by its mix of year-round and seasonal residents.



A pool and tennis courts welcomes homeowners and renters to Naushop

Pocomo

The turnoff to Pocomo and Wauwinet begins at a curve on the Polpis Road across from the edge of Windswept Cranberry Bogs. On the way to Pocomo Road, one passes varied, dense and tall vegetation and trees that part occasionally to allow glimpses of harbor inlets. There is quite a bit of conservation property in this area, including Squam Swamp with its popular walking trails. The Pocomo Road is paved approximately half the distance from the Wauwinet Road to the end, where there is a small sandy parking lot overlooking the harbor reaching back to town and up to Wauwinet. Great Point Light is clearly visible across the water. A pebbly beach for public enjoyment is below the bluff. The homes in Pocomo are predominately new, quite large and set back from the roadway. This is mostly a seasonally populated area and rural. Pocomo offers tranquility and



Windsurfing is a popular activity off Pocomo Point

brehtaking vistas. It is about a 15-minute drive to Siasconset’s summer conveniences and 20 minutes to mid-island or downtown shopping. There is also a well-maintained bicycle path from the Pocomo/Polpis junction to the Milestone Rotary.

Polpis

Polpis is Nantucket’s true countryside. It is an expansive area where examples of the island’s widely varied habitat and terrain are evident in all their beauty and diversity. Traveling along the winding Polpis Road there are vast stretches of conservation land, a feast for the eye abundant with precious and important heaths, and a bike path. This central area is protected, and offers generous public access to points high and low, passing through arching copses and reaching the shores of ponds. The homes on Polpis Road, many year-round, are spaced far apart. Some are quite old, some newer; some are tiny cottages while others are estates with guesthouses. Some are snuggled in small valleys or among trees and some sit perched atop rises, lending spectacular views up and down the harbor.



Polpis Harbor typifies the peace of Polpis

Quaise

Not long after turning left off Polpis Road on to the dirt Quaise Road, there is a small pond on one side and a wetland area on the other side. Among the low hills banking the way are many cedars, pines and scrub oak growing on both private and conservation properties. The mostly seasonal homes here are fairly modest in scale. At the road’s end, houses perch above the harbor with views up to Polpis and Wauwinet. This is a quiet, quite rural location with plenty of open sky for sunsets and stargazing. Just past Quaise Road is Quaise Pasture Road, holding a surprise treat of its own. This road is paved part of the way, but the dirt stretch is essentially smooth. Weathered split rail fencing lines the road where just a few seasonal homes are spaced far apart with open land in between. At the end, the harbor is seen over a crest past the entrance to private property and directly next to the Nantucket Conservation Foundation’s wooded walking trails through Masquetuck Reservation, open from sunrise to sunset.



Quaise is blessed with many acres of conservation land

Quidnet

Quidnet is home to just a few year-round residents, and is a peaceful part of the island situated between Squam and Siasconset. At the end of the main road, a left turn leads to Squam. Straight ahead there are houses bordering the Atlantic and to the right down the hill is Sesachacha Pond. The homes on the hill and opposite the pond are nicely kept and appealing, but not elaborate in design. Though these homes are predominantly seasonal, people enjoy the island’s largest saltwater pond all year. It is a clean pond, suitable for swimming and fishing. A long, grassy dune area separates the pond from the ocean side of this small, picturesque community.



Many families are drawn to the calm waters of Sesachacha Pond

AREA PROFILES

Siasconset

Time and again, people have said, “Nothing will ever replace ‘Sconset.’” Entering this small hamlet on the island’s eastern end is like stepping into the past. Narrow, one-way lanes are lined with low, rose-covered cottages dating to the eighteenth and early nineteenth centuries. In the village center, there is a post office, a seasonal convenience market, a real estate office, a small package store, a café and Claudette’s for breakfast and lunch. One street over, the pretty ‘Sconset Chapel is a popular place for weddings. The Summer House, overlooking the Atlantic Ocean, offers lodging, dining and drinks by the pool. Fine dining is available at The Chanticleer. There are also tennis courts at The ‘Sconset Casino, where live performances are staged and films are shown throughout the summer season. The village also has its own fire department. At the bottom of a hill there is a small playground with swings facing a peaceful expanse of ocean stretching to Spain. This area is appropriately called Codfish Park because fishermen once hauled in cod at this location, with some living in fishing shacks across from the beach. Reaching higher ground again, the effects of erosion along ‘Sconset’s bluff are dramatically evident. This act of nature prompted a major undertaking three years ago to relocate Sankaty Lighthouse farther inland to protect the historic and functional landmark. ‘Sconset is home to the Sankaty Head Golf Club, Nantucket Golf Club, and the 9-hole Siasconset Golf Course.



The ‘Sconset sundial by the footbridge

Shawkemo

The Shawkemo Road, a short distance before the Shipwreck and Lifesaving Museum off Polpis Road, is partially paved, lined with mature cedars and pines and stretches between the scenic, gently rolling Shawkemo Hills. The properties in this rural and mainly seasonal area are impressive, and sited on generous parcels of land, so that there is plenty of privacy. The road eventually opens onto Polpis Harbor; however, it is wise to reach this location by four-wheel drive. Soon after the pavement turns to dirt, the road narrows to barely one lane and is unimproved with few places to pull to the side for an oncoming vehicle. If peace and quiet is what is desired, it will surely be found here.



Estates like this one on Wingspread Lane are not uncommon in Shawkemo

Shimmo

On the left, off Polpis Road, just before the entrance to Moors End Farm, is Shimmo Road. Tall, healthy native pines line the long and winding dirt way, which measures two lanes wide. A smattering of the attractively designed and spacious Shimmo homes are occupied year-round, but most are contemporary summer retreats. After driving a fairly short distance the harbor comes into view. Shimmo is primarily residential and rural in nature, yet is convenient to the Polpis family-owned Moors End Farm and a quick drive to mid-island shopping.



In Shimmo, the harbor is just steps away

South of Town

There is some overlap in areas designated to be south or west of town proper, which fall within the mid-island category. The southern area before Surfside includes Vesper Lane off Atlantic Avenue, the begin-

AREA PROFILES

ning of Fairgrounds Road and Bartlett Road with its many offshoots such as Friendship Lane and the Mizzenmast development where streets have nautical names. This location consists of more moderately priced homes, many in the familiar Cape-style and is widely populated by year-round residents. It is near the hospital and mid-island shopping and schools, as well as close to emergency assistance.

Squam

Wild grapes are prolific in Squam, a decidedly rural area home to a mix of year-round and summer residents. The long dirt road, occasionally too narrow for cars to pass, reaches from the Wauwinet Road to Quidnet Road. It presents beautiful and restful views of the Atlantic on Nantucket's eastern shore from houses situated directly along the beach, as well as upside-down homes with second floor views on the inland side. Squam is convenient to Quidnet, the small enclave along Sesachacha Pond, a saltwater pond favored by families with young children.



Most Squam properties take advantage of the stunning shoreline

Surfside

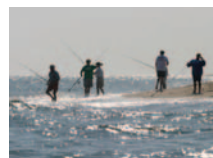
While a number of year-rounders live in Surfside, the relentless ocean winds that whip across the area's grasslands and keep trees and vegetation hearty and low are part of the reason this location is home to a majority of seasonal visitors. The open expanse of sky is one of the best features of this southern part of Nantucket. There are sweeping vistas of the rolling Atlantic visible from small, rustic cottages near the bluff, as well as from upside-down houses with high decks that take in the surrounding beauty. Heading east, Surfside and its popular family beach rolls into Nobadeer, a mecca for teens and young adults where uninsulated, unadorned but cherished old shoreline homes dot the landscape. Going west, Surfside joins with Miacomet Beach, another favorite family destination. The Surfside area is residential except for a seasonal concession stand, open during the summer, in the main beach parking lot.



A bike path leads to popular Surfside Beach

Tom Nevers

Upside-down houses with sizable yards and spacious decks overlooking the sea and sizable yards are scattered throughout the wide expanse called Tom Nevers, off Milestone Road and about five minutes away from the village of Siasconset. While there are a number of seasonal homes in the area, there is also a high population of year-round residents. Since the properties in this area are more affordable, building continues where open land still exists. Despite its density, Tom Nevers has a rural atmosphere. You might hear a rooster crow, and many bird species enjoy the habitat. At the end of Tom Nevers Road, there is a playground on the former Navy base. In the summer, the traveling carnival sets up there, and this is where the island's annual Demolition Derby is held. Tom Nevers and its road along the bluff are close to a beautiful beach and approximately 10 minutes from mid-island shopping. The beginning of the main road intersects with the Milestone Road bicycle path, and a shuttle bus stop shelter is across the road.



Surfcasting — a Tom Nevers tradition

Town

There is a special quality to living in Nantucket Town. One distinguishing feature is the wealth of historic structures, documented and honored whether they are former whaling captain's homes or were built for utilitarian family living. Being in the heart of town is peaceful and lends a sense of protection from the elements, one of the original reasons homes were built so close together. Most streets, reaching from upper Main to Fair, Pine, Jefferson and across town to Centre and others, are home to seasonal residents. Living in town means more activity on holidays and in the summer tourist season, but many enjoy the influx of visitors after a long and quiet winter. Living in the town district also means easy accessibility to government offices, a grocery market and other shopping, a variety of fine restaurants, theater, movies, concert performances and traditional celebrations. If a town home is without a driveway, parking stickers are available at the police station.



Living in Town, one is just a stroll to Main Street

Tuckernuck

Tuckernuck Island off the mainland's western coast is about as rural as it gets for Nantucket living. No electricity, running water or paved roads exist on this windswept spit of sand measuring five miles long and holding a mere handful of simple, low houses. Travel to and from Tuckernuck is by boat, so it is best to check the supplies list a couple of times before heading back after a trip to the supermarket. In 1996, the Tuckernuck Land Trust was founded by its landowners and citizens concerned about protecting the island's special, unfettered character rich in natural beauty with a pristine environment necessary to maintain undisturbed communities of flora and fauna. Many of Tuckernuck's properties now have permanent conservation restrictions. This is a place where man and nature join in harmony.



Modest homes dot pristine Tuckernuck

Wauwinet

Wauwinet literally marks the end of the road, with only a handful of houses up the beach after passing The Wauwinet. There are a few seasonal homes between the gatehouse, where beach driving permits may be purchased, and the last of the pavement. For most venturing to this far northerly tip of the island, Wauwinet is the gateway to Coatue and Coskata, where wildlife is abundant and lives undisturbed. It is also the approach to Great Point, a favorite fishing and recreational destination. From the point, and along the way, there is a clear view across the channel to Pocomo and down harbor to Polpis.



The Wauwinet is a world-class resort

West of Town

The areas to the west of town include West Chester Street, one of the earliest developed. Today, West Chester Street boasts gigantic, old trees shading the way, and the original Cottage Hospital building, now sold as condo units. This area reaches to Vestal Street, starting with Maria Mitchell properties and ending in rural-type lots on a peaceful dirt road. It also includes Millbrook Road, reachable off Madaket Road and Hummock Pond Road, and New Lane with its historic cemeteries. Off New Lane is Woodbury Lane, a relatively recent cluster of classic home styles. As New Lane leads onto Madaket Road, there is another sparse, recent development to the left which abuts Dukes Road.



Convenience, yet extra outdoor space, characterize many West of Town homes

2011 TRANSACTIONS BRANT POINT CISCO

Listed for each transaction is: Area, Price, Address, Type, Bed/Bath, Acreage.

BRANT POINT
\$400,000



10 Cornish Street
Single Family • 1/1 • 0.034

BRANT POINT
\$672,500



9 North Beach Street
Single Family • 2/2 • 0.07

BRANT POINT
\$900,000



2 North Beach Street., Lot 2B
Single Family • 3/2 • 0.14

BRANT POINT
\$1,030,000



25 Walsh Street
Single Family • 3/2 • 0.11

BRANT POINT
\$1,200,000



29 East Lincoln Avenue
Single Family • 3/2 • 0.12

BRANT POINT
\$1,250,000



5E Stone Barn Way
Condo • 2/2.5 • 0.00

BRANT POINT
\$1,300,000



65 Walsh Street
Land • 0.14

BRANT POINT
\$1,316,000



5 Cornish Street
Single Family • 3/2 • 0.10

BRANT POINT
\$1,700,000



34B Walsh Street
Single Family • 3/3.5 • 0.12

BRANT POINT
\$1,816,000



10 Walsh Street
Single Family • 4/3 • 0.12

BRANT POINT
\$2,000,000



3 Dolphin Court
Single Family • 4/4.5 • 0.15

BRANT POINT
\$2,925,000



16 Brant Pont Road
Single Family • 4/3.5 • 0.65

BRANT POINT
\$4,500,000



54 Hulbert Avenue
Single Family • 7/3 • 0.18

CISCO
\$1,430,000



5 New Hummock Circle
Single Family • 4/3.5 • 0.92

CISCO
\$1,824,000



3 Moby Way
Single Family • 3/3 • 0.56

CISCO
\$1,900,000



8 Osprey Way
Single Family • 4/2 • 0.93

2011 TRANSACTIONS

CISCO CLIFF

CISCO
\$2,000,000



6 Davis Lane
Single Family • 4/1.5 • 0.67

CISCO
\$2,100,000



23 Westerwyck Way
Single Family • 5/3 • 0.46

CISCO
\$3,100,000



1 Falmouth Avenue
Single Family • 5/4.5 • 0.24

CLIFF
\$840,000



14 North Star Lane
Land • 0.12

CLIFF
\$840,000



7 Delaney Road
Single Family • 3/3 • 0.22

CLIFF
\$845,000



0 Delaney Road
Land • 0.14

CLIFF
\$1,200,000



10B Hinckley Lane
Land • 0.34

CLIFF
\$1,225,000



23 & 25 Pilgrim Road
Land • 0.61

CLIFF
\$1,350,000



18 Derrymore Road
Single Family • 3/3 • 0.15

CLIFF
\$1,700,334



108 Cliff Road
Single Family • 6/4 • 0.67

CLIFF
\$1,750,000



129 Cliff Road (portion)
Land • 2.00

CLIFF
\$1,860,000



30 Crooked Lane
Single Family • 5/3.5 • 1.77

CLIFF
\$2,200,000



3 Kite Hill Lane
Single Family • 3/4 • 0.12

CLIFF
\$2,400,000



22 Sherburne Turnpike
Single Family • 4/3.5 • 0.125

CLIFF
\$2,498,500



20 Capaum Pond Road
Single Family • 3/2 • 0.19

CLIFF
\$2,731,000



9 Old Westmoor Farm Road
Single Family • 5/5.5 • 0.66

2011 TRANSACTIONS

CLIFF DIONIS

CLIFF
\$2,750,000



4 Wannacommet Road
Single Family • 4/4+ • 1.88

CLIFF
\$2,814,000



148 Cliff Road
Single Family • 3/4.5 • 0.92

CLIFF
\$2,900,000



8 Mooers Avenue
Single Family • 4/3.5 • 0.12

CLIFF
\$3,000,000



18 Cliff Road
Single Family • 4/5.5 • 0.18

CLIFF
\$3,200,000



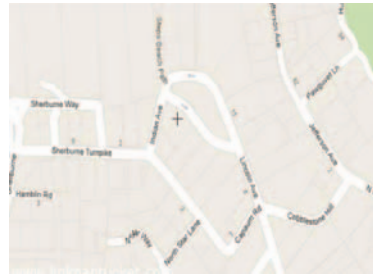
8 North Star Lane
Single Family • 5/4.5 • 0.25

CLIFF
\$3,525,000



8 Deacons Way
Single Family • 5/4+ • 2.00

CLIFF
\$3,600,000



18 Lincoln Avenue (portion)
Land • 0.19

CLIFF
\$5,500,000



22 Capaum Pond Road
Single Family • 5/6+ • 1.15

Data provided by
LINK Nantucket

★

LINK Nantucket
is the official
Multiple Listing Service
serving Nantucket

CLIFF
\$5,995,000



18 Lincoln Circle
Single Family • 7/2+ • 0.38

CLIFF
\$6,450,000



3 Sherburne Turnpike
Single Family • 5/5+ • 0.26

CLIFF
\$12,625,000



0 Chase Links
Land • 9.12

DIONIS
\$710,000



7 Swift Rock Road
Single Family • 3/1.5 • 1.00

DIONIS
\$865,000



16 Swift Rock Road
Single Family • 2/2.5 • 1.00

DIONIS
\$2,100,000



20 Swift Rock Road
Single Family • 6/4.5 • 2.96

DIONIS
\$2,600,000



16 Eel Point Road
Single Family • 8/7.5 • 1.96

















2011 TRANSACTIONS

DIONIS FISHER'S LANDING HUMMOCK POND MADAKET

<p>DIONIS \$5,300,000</p>  <p>7 Huckleberry Lane Single Family • 3/1 • 1.97</p>	<p>DIONIS \$6,865,000</p>  <p>7 Huckleberry Lane Single Family • 3/1 • 1.97</p>	<p>DIONIS \$11,800,000</p>  <p>199 Eel Point Road Single Family • 6/6+ • 2.34</p>	<p>DIONIS \$17,000,000</p>  <p>15 East Tristram Avenue Single Family • 5/6 • 4.26</p>
<p>FISHER'S LANDING \$699,000</p>  <p>14 The Grove Single Family • 5/4.5 • 0.25</p>	<p>FISHER'S LANDING \$742,500</p>  <p>14 The Grove Single Family • 5/4.5 • 0.25</p>	<p>FISHER'S LANDING \$750,000</p>  <p>9 Fisher's Landing Single Family • 3/2.5 • 0.28</p>	<p>HUMMOCK POND \$473,250</p>  <p>56 Hummock Pond Road Single Family • 3/3 • 0.85</p>
<p>HUMMOCK POND \$750,000</p>  <p>63 Millbrook Road Land • 2.72</p>	<p>HUMMOCK POND \$1,000,000</p>  <p>52 Hummock Pond Road Single Family • 3/4 • 0.46</p>	<p>HUMMOCK POND \$1,270,000</p>  <p>7 Aurora Way Single Family • 4/3.5 • 0.15</p>	<p>MADAKET \$143,000</p>  <p>50 Arkansas Avenue Condo • 2/2 • 0.00</p>
<p>MADAKET \$145,000</p>  <p>50 Arkansas Avenue Condo • 2/2 • 0.00</p>	<p>MADAKET \$290,000</p>  <p>52 Arkansas Avenue Single Family • 3/2 • 0.13</p>	<p>MADAKET \$299,000</p>  <p>22 Arkansas Avenue Single Family • 3/2 • 0.08</p>	<p>MADAKET \$305,000</p>  <p>64 Arkansas Avenue Single Family • 3/2 • 0.04</p>

2011 TRANSACTIONS

MADAKET MIACOMET

<p>MADAKET \$420,000</p>  <p>28 Rhode Island Avenue Single Family • 3/2 • 0.23</p>	<p>MADAKET \$590,250</p>  <p>211 Madaket Road Land • 0.59</p>	<p>MADAKET \$625,000</p>  <p>334 Madaket Road Single Family • 3/3 • 0.24</p>	<p>MADAKET \$740,000</p>  <p>24 Rhode Island Avenue Single Family • 2/1.5 • 0.52</p>
<p>MADAKET \$900,000</p>  <p>47 Warren's Landing Road Single Family • 3/2 • 1.26</p>	<p>MADAKET \$940,000</p>  <p>9 Washington Avenue Single Family • 3/1.5 • 0.19</p>	<p>MADAKET \$950,000</p>  <p>13 Columbus Avenue Single Family • 3/2 • 0.65</p>	<p>MADAKET \$950,000</p>  <p>17 Columbus Road Single Family • 4/3.5 • 0.92</p>
<p>MADAKET \$1,250,000</p>  <p>45 Starbuck Road Single Family • 4/3.5 • 0.48</p>	<p>MADAKET \$1,350,000</p>  <p>12 Washington Avenue Single Family • 2/3.5 • 0.18</p>	<p>MADAKET \$2,300,000</p>  <p>15 & 17 Head of the Plains Single Family • 2/1.5 • 4.00</p>	<p>MADAKET \$2,475,000</p>  <p>12 Tennessee Avenue Single Family • 2/2 • 0.29</p>
<p>MADAKET \$4,265,000</p>  <p>14 Tennessee Avenue Single Family • 4/2.5 • 1.19</p>	<p>MIACOMET \$408,000</p>  <p>45 Miacomet Avenue Single Family • 3/2 • 0.34</p>	<p>MIACOMET \$500,000</p>  <p>4 Salros Road Commercial • 0/0 • 0.22</p>	<p>MIACOMET \$510,000</p>  <p>5 Marble Way, #2 Condo • 3/2</p>

2011 TRANSACTIONS

MIACOMET MID ISLAND

MIACOMET
\$530,000



4 Reacher Lane
Single Family • 4/4.5 • 0.50

MIACOMET
\$550,000



5 Doc Ryder Drive
Single Family • 2/1 • 0.45

MIACOMET
\$650,000



79 Somerset Road
Single Family • 3/2 • 0.47

MIACOMET
\$710,000



4 Halyard Lane
Single Family • 3/2 • 0.35

MIACOMET
\$760,500



5 Catherine Lane
Single Family • 3/3.5 • 0.71

MIACOMET
\$785,000



7 Raceway Drive
Single Family • 4/2 • 0.45

MIACOMET
\$800,000



7 Topping Lift
Single Family • 5/2.5 • 0.40

MIACOMET
\$1,500,000



142 Miacomet Road
Single Family • 4/3.5 • 1.85

MIACOMET
\$2,250,000



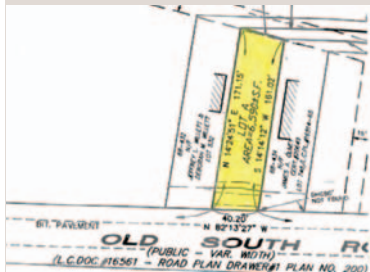
4 Pond View Drive
Single Family • 4/3.5 • 1.84

MIACOMET
\$6,000,000



70 Miacomet Road
Land • 29.15

MID ISLAND
\$159,000



23A Pine Crest Drive
Land • 0.16

MID ISLAND
\$160,000



69 Bartlett Road
Land • 0.12

MID ISLAND
\$185,000



15 Youngs Way, #1
Commercial

MID ISLAND
\$185,000



15 Youngs Way, #3
Commercial

MID ISLAND
\$210,000



15 Youngs Way, #2
Commercial

MID ISLAND
\$225,000



1 Sun Island Road
Land • 0.115

2011 TRANSACTIONS

MID ISLAND

MID ISLAND
\$225,000



31A Pine Crest Drive
Land • 0.14

MID ISLAND
\$255,000



17A Essex Road
Condo • 3/2

MID ISLAND
\$274,800



11 Park Circle, #11B
Condo • 3/2.5 • 0.09

MID ISLAND
\$280,500



46 Macys Lane, #B
Condo • 2/2.5

MID ISLAND
\$295,000



12 Essex Road
Single Family • 3/3 • 0.19

MID ISLAND
\$300,000



21B Daffodil Lane
Single Family • 2/1 • 0.11

MID ISLAND
\$300,000



46 Macys Lane, #B
Condo • 2/2.5

MID ISLAND
\$305,000



46 Macys Lane, #A
Condo • 3/2.5

MID ISLAND
\$310,000



4A Mary Ann Drive
Condo • 4/4

MID ISLAND
\$320,000



16A Park Circle
Condo • 3/2

MID ISLAND
\$325,000



40D Nobadeer Farm Road
Condo • 2/2.5

MID ISLAND
\$325,000



23 Old South Road
Single Family • 3/1 • 0.33

MID ISLAND
\$185,000



15 Youngs Way, #1
Commercial

MID ISLAND
\$185,000



15 Youngs Way, #3
Commercial

MID ISLAND
\$210,000



15 Youngs Way, #2
Commercial

MID ISLAND
\$225,000



1 Sun Island Road
Land • 0.115

MID ISLAND
\$338,000



40C Nobadeer Farm Road
Condo • 2/2.5

MID ISLAND
\$380,000



16 Macys Lane, D1 & D2
Commercial

MID ISLAND
\$395,000



4A Mary Ann Drive
Condo • 4/4

MID ISLAND
\$400,000




13 Essex Road
Single Family • 4/3 • 0.19

2011 TRANSACTIONS MID ISLAND

<p>MID ISLAND \$400,000</p>  <p>16 Sparks Avenue, E Condo • 1/1.5</p>	<p>MID ISLAND \$405,000</p>  <p>22 Essex Road Single Family • 2/2.5 • 0.20</p>	<p>MID ISLAND \$407,500</p>  <p>98 Hinsdale Road, C Condo • 2/2.5 • 0.06</p>	<p>MID ISLAND \$425,000</p>  <p>7 Mary Ann Drive Single Family • 4/2 • 0.13</p>
<p>MID ISLAND \$432,800</p>  <p>5 Trotters Lane Single Family • 4/3 • 0.25</p>	<p>MID ISLAND \$460,000</p>  <p>16 Greglen Avenue Single Family • 2/1 • 0.55</p>	<p>MID ISLAND \$468,209</p>  <p>16 Greglen Avenue Single Family • 2/1 • 0.55</p>	<p>MID ISLAND \$480,000</p>  <p>23 Macys Lane Single Family • 4/2.5 • 0.19</p>
<p>MID ISLAND \$500,000</p>  <p>40C Nobadeer Farm Road Condo • 2/2.5</p>	<p>MID ISLAND \$522,000</p>  <p>7 Square Rigger Road Commercial • 0.21</p>	<p>MID ISLAND \$525,000</p>  <p>3 Pine Grove Road Single Family • 4/2 • 0.23</p>	<p>MID ISLAND \$525,000</p>  <p>26.5 Bartlett Road Single Family • 4/2.5 • 0.42</p>
<p>MID ISLAND \$532,500</p>  <p>4 Dennis Drive Single Family • 3/1.5 • 0.23</p>	<p>MID ISLAND \$550,000</p>  <p>12 Alexandria Drive Multi Family • 4/5+ • 0.29</p>	<p>MID ISLAND \$565,000</p>  <p>5 Daley Court Single Family • 4/2 • 0.45</p>	<p>MID ISLAND \$570,000</p>  <p>25A Daffodil Lane Single Family • 3/2.5 • 0.20</p>

2011 TRANSACTIONS MID ISLAND












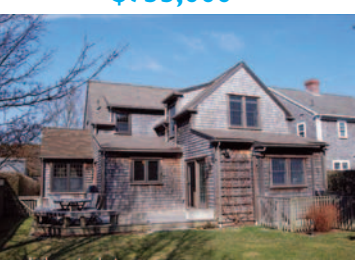




<p>MID ISLAND \$574,666</p>  <p>8 Celtic Drive Single Family • 5/4 • 0.20</p>	<p>MID ISLAND \$575,000</p>  <p>65 Fairgrounds Road Condo • 4/3.5</p>	<p>MID ISLAND \$583,000</p>  <p>16A Waydale Road Single Family • 5/3 • 0.23</p>	<p>MID ISLAND \$589,000</p>  <p>8 Daffodil Lane Co-op • 3/2.5 • 0.47</p>
<p>MID ISLAND \$600,000</p>  <p>41 Fairgrounds Road Single Family • 3/1 • 0.34</p>	<p>MID ISLAND \$615,000</p>  <p>8 Gray Avenue Single Family • 5/2.5 • 0.67</p>	<p>MID ISLAND \$662,500</p>  <p>21 Ticcoma Way Land • 2.5</p>	<p>MID ISLAND \$662,500</p>  <p>21 Ticcoma Way (portion) Land • 1.50</p>
<p>MID ISLAND \$780,000</p>  <p>12 Witherspoon Drive Single Family • 4/3.5 • 0.13</p>	<p>MID ISLAND \$790,000</p>  <p>3 West Creek Road Commercial • 2/2 • 0.13</p>	<p>MID ISLAND \$800,000</p>  <p>21A Daffodil Lane Single Family • 4/3+ • 0.35</p>	<p>MID ISLAND \$1,010,364</p>  <p>7 Cynthia Lane Multi-Family • 8/5 • 0.11</p>
<p>MID ISLAND \$1,105,000</p>  <p>5 Amelia Drive Commercial • 3/2 • 0.29</p>	<p>MID ISLAND \$1,433,000</p>  <p>13 Old South Road Commercial • 4/3 • 0.23</p>	<p>MID ISLAND \$1,670,000</p>  <p>4 Milestone Crossing Single Family • 4/3.5 • 2.76</p>	<p>MID ISLAND \$1,900,000</p>  <p>9 Sheep Commons Lane Single Family • 4/3+ • 0.65</p>







2011 TRANSACTIONS

MID ISLAND MONOMOY NASHAQUISSET NAUSHOP

2011 TRANSACTIONS

NAUSHOP POCOMO POLPIS QUIDNET SCONSET

<p>MID ISLAND \$3,735,000</p>  <p>51 Sparks Avenue Land • 2.76</p>	<p>MONOMOY \$1,775,000</p>  <p>23 Brewster Road Single Family • 5/5.5 • 0.92</p>	<p>MONOMOY \$5,335,000</p>  <p>4 Monomoy Road Single Family • 8/6.5 • 1.75</p>	<p>NASHAQUISSETT \$630,000</p>  <p>30 Washaman Avenue Co-op • 2/3</p>
<p>NASHAQUISSETT \$690,000</p>  <p>5 Autopscoth Circle Co-op • 3/3</p>	<p>NASHAQUISSETT \$840,000</p>  <p>16 Washaman Avenue Co-op • 3/2.5</p>	<p>NAUSHOP \$268,000</p>  <p>11 Killdeer Lane Land • 0.13</p>	<p>NAUSHOP \$340,000</p>  <p>55 Goldfinch Drive Land • 0.13</p>
<p>NAUSHOP \$580,000</p>  <p>2 Dovekie Court Single Family • 3/2.5 • 0.15</p>	<p>NAUSHOP \$600,000</p>  <p>4 Dovekie Court Single Family • 3/2 • 0.12</p>	<p>NAUSHOP \$700,000</p>  <p>1 Dovekie Court Single Family • 5/4.5 • 0.16</p>	<p>NAUSHOP \$735,000</p>  <p>9 Goldfinch Drive Single Family • 3/3 • 0.13</p>
<p>NAUSHOP \$772,000</p>  <p>24 Goldfinch Drive Single Family • 3/2.5 • 0.14</p>	<p>NAUSHOP \$775,000</p>  <p>17 Kittiwake Lane Single Family • 3/3.5 • 0.12</p>	<p>NAUSHOP \$800,000</p>  <p>11 Kittiwake Lane Single Family • 4/2.5 • 0.11</p>	<p>NAUSHOP \$900,000</p>  <p>56 Goldfinch Drive Single Family • 3/3.5 • 0.23</p>

<p>NAUSHOP \$930,000</p>  <p>76 Goldfinch Drive Single Family • 4/3.5 • 0.11</p>	<p>POCOMO \$1,100,000</p>  <p>30 Pocomo Road Single Family • 3/2 • 1.00</p>	<p>POCOMO \$1,500,000</p>  <p>15 Laurretta Lane Single Family • 2/1 • 1.70</p>	<p>POCOMO \$3,400,000</p>  <p>17 Laurretta Lane Single Family • 4/3.5 • 1.76</p>
<p>POLPIS \$1,050,000</p>  <p>34 Polpis Road Single Family • 4/3.5 • 1.00</p>	<p>POLPIS \$1,845,000</p>  <p>148 Polpis Road Single Family • 4/3 • 0.75</p>	<p>POLPIS \$2,725,000</p>  <p>4 Quaise Pastures Road Single Family • 5/4.5 • 2.01</p>	<p>QUIDNET \$1,300,000</p>  <p>57 Quidnet Road Single Family • 3/2 • 0.23</p>
<p>QUIDNET \$3,100,000</p>  <p>2 Sesachacha Road Single Family • 7/3 • 1.00</p>	<p>QUIDNET \$4,494,000</p>  <p>66 Quidnet Road Single Family • 5/2.5 • 2.92</p>	<p>SCONSET \$575,000</p>  <p>324 Milestone Road Single Family • 4/2 • 0.46</p>	<p>SCONSET \$600,000</p>  <p>1 Hydrangea Lane Land • 0.12</p>
<p>SCONSET \$650,000</p>  <p>324 Milestone Road Single Family • 4/2 • 0.46</p>	<p>SCONSET \$885,000</p>  <p>14 Broadway Single Family • 3/1.5 • 0.05</p>	<p>SCONSET \$1,050,000</p>  <p>26 Lincoln Street Single Family • 4/2 • 0.21</p>	<p>SCONSET \$1,100,000</p>  <p>6 Center Street Single Family • 3/1 • 0.03</p>

2011 TRANSACTIONS SCONSET

SCONSET
\$1,150,000



10 Magnolia Street
Single Family • 4/1.5 • 0.10

SCONSET
\$1,205,000



6 North Street
Single Family • 4/3 • 0.20

SCONSET
\$1,250,000



5 Burnell Street
Single Family • 3/3 • 0.18

SCONSET
\$1,281,005



11 Pochick Street
Single Family • 3/1.5 • 0.72

SCONSET
\$1,300,000



10 King Street
Single Family • 5/4 • 0.20

SCONSET
\$1,300,000



68 Sankaty Road
Land • 0.67

SCONSET
\$1,400,000



39 Sankaty Road
Single Family • 3/1 • 0.62

SCONSET
\$1,500,000



12 Codfish Park Road
Single Family • 2/2 • 0.12

SCONSET
\$1,500,000



20 Coffin Street
Single Family • 3/4.5 • 0.13

SCONSET
\$1,680,000



69 Baxter Road
Single Family • 4/4.5 • 0.36

SCONSET
\$1,700,000



28 Morey Lane
Single Family • 4/4 • 0.23

SCONSET
\$1,750,000



7 Hawks Circle
Single Family • 5/3.5 • 0.46

SCONSET
\$1,795,000



43 Shell Street
Single Family • 4/3.5 • 0.15

SCONSET
\$1,831,956



43 Main Street
Single Family • 3/3 • 0.88

SCONSET
\$1,875,000



17 Blackfish Lane
Single Family • 5/6.5 • 0.48

SCONSET
\$1,937,500



30 Coffin Street (Portion)
Land • 0.41

2011 TRANSACTIONS SCONSET SHIMMO

SCONSET
\$2,150,000



11 Blackfish Lane
Single Family • 4/4.5 • 0.46

SCONSET
\$2,200,000



32 Baxter Road
Single Family • 4/3 • 0.52

SCONSET
\$2,300,000



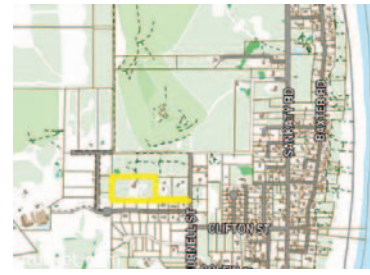
23 Ocean Avenue
Single Family • 3/3 • 0.09

SCONSET
\$2,400,000



24 Cannonbury Lane
Single Family • 5/3 • 0.46

SCONSET
\$2,500,000



50 Burnell Street
Single Family • 4/3.5 • 5.3

SCONSET
\$2,685,000



44 Baxter Road
Single Family • 4/3 • 0.26

SCONSET
\$2,695,000



24 Burnell Street
Single Family • 3/4.5 • 1.00

SCONSET
\$2,925,000



26 Sankaty Road
Single Family • 4/4 • 0.42

SCONSET
\$3,500,000



15 Cottage Avenue
Single Family • 5/5.5 • 0.12

SCONSET
\$3,550,000



13 Hawks Circle
Single Family • 6/5.5 • 0.92

SCONSET
\$3,575,000



27 Shell Street
Single Family • 8/4 • 0.37

SCONSET
\$3,625,000



8 Bunker Hill
Single Family • 7/7 • 0.59

SCONSET
\$3,800,000



7 Morey Lane
Single Family • 6/4.5 • 0.76

SCONSET
\$4,995,000



4 Butterfly Lane
Single Family • 7/5.5 • 0.42

SHIMMO
\$2,400,000



2 Juniper Hill
Single Family • 4/4.5 • 1.82

SHIMMO
\$5,575,000
















28 Gardner Road
Single Family • 8/5 • 3.25

















2011 TRANSACTIONS

SOUTH OF TOWN SQUAM SURFSIDE

2011 TRANSACTIONS

SURFSIDE TOM NEVERS


<p>SOUTH OF TOWN \$399,000</p>  <p>6 Second Way Single Family • 5/2 • 0.24</p>	<p>SOUTH OF TOWN \$495,878</p>  <p>2 Vesper Lane Single Family • 3/3 • 0.33</p>	<p>SOUTH OF TOWN \$597,500</p>  <p>33 Vesper Lane Single Family • 2/1 • 0.17</p>	<p>SOUTH OF TOWN \$599,000</p>  <p>36 Hooper Farm Road Single Family • 4/2 • 0.40</p>
<p>SQUAM \$1,550,000</p>  <p>107 Squam Road Land • 0.92</p>	<p>SQUAM \$3,000,000</p>  <p>41 Squam Road Land • 4.46</p>	<p>SQUAM \$5,150,000</p>  <p>10, 12, 14 Squam Road Land • 10.95</p>	<p>SURFSIDE \$500,000</p>  <p>146 Surfside Road Land • 1.26</p>
<p>SURFSIDE \$552,500</p>  <p>42 Monohansett Road Single Family • 3/2 • 2.79</p>	<p>SURFSIDE \$625,000</p>  <p>5 Rachel Drive Single Family • 3/2.5 • 2.29</p>	<p>SURFSIDE \$665,000</p>  <p>25B Evergreen Way Co-Op • 4/3.5 • 0.24</p>	<p>SURFSIDE \$737,500</p>  <p>54 Weweeder Avenue Land • 1.15</p>
<p>SURFSIDE \$989,000</p>  <p>6 Weweeder Avenue Single Family • 3/2 • 1.25</p>	<p>SURFSIDE \$1,120,000</p>  <p>26 Nonantum Avenue Single Family • 4/5+ • 0.69</p>	<p>SURFSIDE \$1,125,000</p>  <p>41 Pochick Avenue Single Family • 5/4.5 • 1.26</p>	<p>SURFSIDE \$1,300,000</p>  <p>21 Boulevard Single Family • 4/4.5 • 0.94</p>

<p>SURFSIDE \$1,400,000</p>  <p>26 Nonantum Avenue Single Family • 5/5+ • 0.69</p>	<p>SURFSIDE \$1,500,000</p>  <p>58 Nobadeer Avenue Land • 2.29</p>	<p>SURFSIDE \$1,825,000</p>  <p>11 Pequot Street Single Family • 4/3.5 • 0.92</p>	<p>TOM NEVERS \$575,000</p>  <p>21 Flintrock Road Land • 1.20</p>
<p>TOM NEVERS \$702,000</p>  <p>28 Clarendon Street Single Family • 3/2.5 • 0.36</p>	<p>TOM NEVERS \$865,000</p>  <p>24 Flintrock Road Single Family • 5/4.5 • 2.45</p>	<p>TOM NEVERS \$895,000</p>  <p>9 Sandsbury Road Single Family • 3/2.5 • 0.50</p>	<p>TOM NEVERS \$1,100,000</p>  <p>6 Heath Lane Single Family • 3/3.5 • 0.42</p>
<p>TOM NEVERS \$1,100,000</p>  <p>5 Longwood Drive Single Family • 3/3 • 2.75</p>	<p>TOM NEVERS \$1,150,000</p>  <p>1 Old Tom Nevers Road Single Family • 3/2.5 • 0.30</p>	<p>TOM NEVERS \$1,266,000</p>  <p>15 Chuck Hollow Road Single Family • 3/2.5 • 2.77</p>	<p>TOM NEVERS \$1,275,000</p>  <p>15 Longwood Drive Single Family • 3/2 • 2.75</p>
<p>TOM NEVERS \$1,325,000</p>  <p>7 Sandsbury Road Single Family • 4/3 • 1.20</p>	<p>TOM NEVERS \$1,425,000</p>  <p>24 Longwood Drive Single Family • 3/2.5 • 2.75</p>	<p>TOM NEVERS \$1,525,000</p>  <p>8 Mayhew Road Single Family • 4/3.5 • 0.57</p>	<p>TOM NEVERS \$1,750,000</p>  <p>124 Tom Nevers Road Single Family • 6/4 • 3.05</p>

2011 TRANSACTIONS

TOM NEVERS TOWN

TOM NEVERS
\$2,100,000



2 Wanoma Way
Single Family • 4/4 • 0.22

TOM NEVERS
\$2,250,000



9 Parsons Lane
Single Family • 6/4.5 • 3.00

TOWN
\$190,000



18 Cherry Street
Land • 0.12

TOWN
\$275,000



76 Centre Street, #5
Condo • 1/1

TOWN
\$575,000



62R Orange Street
Condo • 2/2.5

TOWN
\$614,000




147 Main Street
Single Family • 3/2 • 0.11

TOWN
\$625,500



20.5 Fair Street
Single Family • 2/1 • 0.03

TOWN
\$625,000



16 New Lane
Land • 0.11

TOWN
\$325,000



14 Cherry Street
Single Family • 3/2 • 0.21

TOWN
\$348,563



7 Williams Street
Single Family • 3/2.5 • 0.20

TOWN
\$350,000



3 Williams Street
Single Family • 1/1 • 0.20

TOWN
\$375,000



47 Pleasant Street, #2
Condo • 0/1 • 0.04

TOWN
\$630,000



132R Main Street
Single Family • 2/2 • 0.06

TOWN
\$645,000



1 Spring Street
Single Family • 3/2 • 0.13

TOWN
\$650,000



137 Orange Street
Single Family • 4/2 • 0.46

TOWN
\$675,000



16 Cherry Street
Single Family • 3/2 • 0.14

TOWN
\$380,000



76 Centre Street, #5
Condo • 1/1

TOWN
\$475,000



16 Cherry Street
Single Family • 3/2 • 0.14

TOWN
\$500,000



22 Atlantic Avenue
Single Family • 3/1 • 0.07

TOWN
\$550,000



7 Williams Street
Single Family • 3/2.5 • 0.20

TOWN
\$685,000



5 Gardner Perry Lane
Single Family • 2/1.5 • 0.13

TOWN
\$690,000



134R Main Street, Cottage
Condo • 2/1

TOWN
\$700,000



1 Joy Street
Single Family • 3/1 • 0.07

TOWN
\$750,000



54 West Chester Street
Single Family • 3/2 • 0.19

TOWN
\$550,000



4 Beaver Street
Single Family • 1/1 • 0.10

TOWN
\$560,000



22 West York Lane
Multi Family • 6/2+ • 0.12

TOWN
\$560,000




7 Joy Street
Single Family • 3/3 • 0.11

TOWN
\$575,000



1 Joy Street
Single Family • 3/1 • 0.07

TOWN
\$757,000



1 Gardners Court, #4
Condo • 1/1

TOWN
\$770,000



1 Brocks Court
Single Family • 2/2 • 0.14

TOWN
\$835,000



5 Spring Street
Single Family • 2/2.5 • 0.05

TOWN
\$850,000



22 Vestal Street
Single Family • 0/1 • 0.13

2011 TRANSACTIONS

TOWN

2011 TRANSACTIONS TOWN

2011 TRANSACTIONS TOWN

TOWN
\$865,000



2 Hussey Street
Multi Family • 2/2 • 0.3

TOWN
\$870,000



3 Cottage Court
Single Family • 4/1.5 • 0.08

TOWN
\$918,709



80 Washington Street, #5
Condo • 2/2.5

TOWN
\$950,000



44 York Street
Single Family • 3/2 • 0.13

TOWN
\$1,195,000



64 Milk Street
Single Family • 4/3 • 0.46

TOWN
\$1,275,000



16 Quince Street
Single Family • 3/2.5 • 0.06

TOWN
\$1,300,000



7 Gardner Street
Single Family • 4/1.5 • 0.15

TOWN
\$1,320,000



43 Pine Street
Single Family • 4/2.5 • 0.12

TOWN
\$955,000



4 Copper Lane
Land • 0.11

TOWN
\$970,000



6 Saratoga Lane
Land • 0.12

TOWN
\$975,000



28 Mill Street
Single Family • 3/2.5 • 0.10

TOWN
\$1,000,000



29 Liberty Street
Single Family • 4/2.5 • 0.08

TOWN
\$1,330,000



67 Union Street
Single Family • 4/3 • 0.09

TOWN
\$1,350,000



11 Lily Street
Single Family • 5/3 • 0.13

TOWN
\$1,354,000



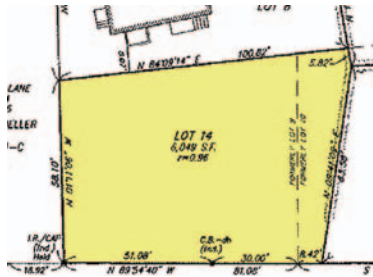
25C Washington Street
Single Family • 3/2.5 • 0.12

TOWN
\$1,400,000



8 Jefferson Lane
Single Family • 3/3.5 • 0.05

TOWN
\$1,040,000



9 Angola Street
Land • 0.139

TOWN
\$1,100,000



1 Lowell Place
Single Family • 3/3.5 • 0.05

TOWN
\$1,100,000



9 Mill Street (Portion)
Land • 0.12

TOWN
\$1,100,000



79 Union Street
Single Family • 4/2.5 • 0.13

TOWN
\$1,450,000



76 Union Street
Single Family • 4/3.5 • 0.09

TOWN
\$1,500,000



26 West Chester Street
Single Family • 2/3.5 • 0.49

TOWN
\$1,500,000



15 Williams Street
Single Family • 5/4.5 • 0.14

TOWN
\$1,525,000



148 Main Street
Single Family • 5/4.5 • 0.12

TOWN
\$1,155,000



68 Union Street
Single Family • 4/2.5 • 0.17

TOWN
\$1,160,000



67 Orange Street
Single Family • 3/3 • 0.07

TOWN
\$1,170,000



3 Eagle Lane
Single Family • 3/2 • 0.09

TOWN
\$1,172,000



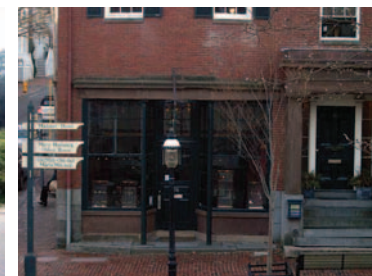
4 Saratoga Lane
Single Family • 3/2 • 0.12

TOWN
\$1,600,000



2 Winn Street
Land • 0.76

TOWN
\$1,640,000



58A Main Street
Commercial • 0/1

TOWN
\$1,650,000



66 Orange Street
Single Family • 5/5

TOWN
\$1,787,500



2 Flora Street
Single Family • 3/2.5 • 0.07

2011 TRANSACTIONS TOWN

2011 TRANSACTIONS TOWN WAUWINET WEST OF TOWN

TOWN
\$1,850,000



58A Main Street
Commercial • 0/1

TOWN
\$1,975,000



20A Madaket Road
Single Family • 3/4.5 • 0.46

TOWN
\$2,000,000



16 Giny Lane
Single Family • 5/5.5 • 0.15

TOWN
\$2,100,000



4 Angola Street
Single Family • 4/3.5 • 0.14

TOWN
\$2,860,000



7 Woodbury Lane
Single Family • 4/4 • 0.20

TOWN
\$2,900,000



25 India Street
Single Family • 5/5 • 0.10

TOWN
\$3,280,000



56 Centre Street
Single Family • 12/12.5 • 0.23

TOWN
\$3,300,000



6 Darling Street
Single Family • 6/3.5 • 0.23

TOWN
\$2,162,000



26 Fair Street
Single Family • 5/3.5 • 0.22

TOWN
\$2,250,000



8 Chester Street
Commercial • 5/5 • 0.07

TOWN
\$2,250,000



37 Milk Street
Single Family • 7/6.5 • 0.22

TOWN
\$2,300,000



53 West Chester Street
Single Family • 4/3.5 • 0.16

TOWN
\$3,340,000



10 Madaket Road
Single Family • 5/5+ • 0.51

TOWN
\$3,600,000



9 North Liberty Street
Single Family • 4/4.5 • 0.32

TOWN
\$4,049,000



9 Howard Street
Single Family • 5/5.5 • 0.14

WAUWINET
\$2,275,000



9 Eat Fire Spring Road
Single Family • 4/3 • 2.88

TOWN
\$2,420,000



12 Candle House Lane
Single Family • 4/5+ • 0.14

TOWN
\$2,450,000



54 Centre Street
Single Family • 4/4.5 • 0.07

TOWN
\$2,500,000



43 India Street
Single Family • 4/4.5 • 0.06

TOWN
\$2,500,000



113 Main Street
Single Family • 7/4.5 • 0.15

WAUWINET
\$2,800,000



36 Wauwinet Road
Single Family • 2/2 • 3.77

WAUWINET
\$8,000,000



16 Medouie Creek
Land • 31.60

WEST OF TOWN
\$435,000



7 Maclean Lane
Single Family • 2/2 • 0.22

WEST OF TOWN
\$440,000



57 Madaket Road
Single Family • 3/2 • 0.71

TOWN
\$2,565,000



6B Saratoga Lane
Single Family • 3/2 • 0.12

TOWN
\$2,627,000



18 Madaket Road
Single Family • 5/6.5 • 0.47

TOWN
\$2,675,000



10 Barnabus Lane
Single Family • 5/5.5 • 0.17

TOWN
\$2,800,000



127 Main Street
Single Family • 9/5.5 • 0.30

WEST OF TOWN
\$450,000



23 Friendship Lane
Single Family • 2/1 • 0.54

WEST OF TOWN
\$500,000



30 Dukes Road (portion)
Land • 0.46

WEST OF TOWN
\$530,000



36 Friendship Lane
Single Family • 3/2 • 0.46

WEST OF TOWN
\$550,000

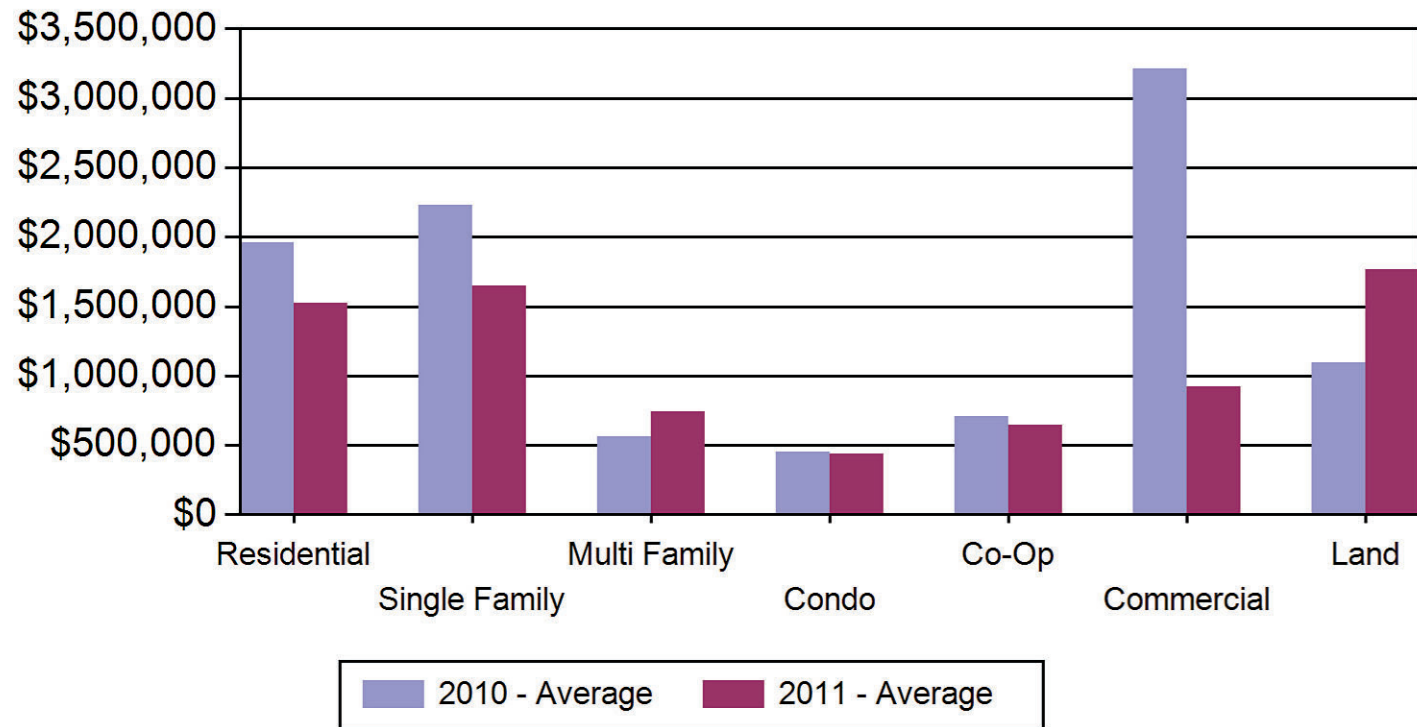


27 Surfside Road
Single Family • 3/2 • 0.21

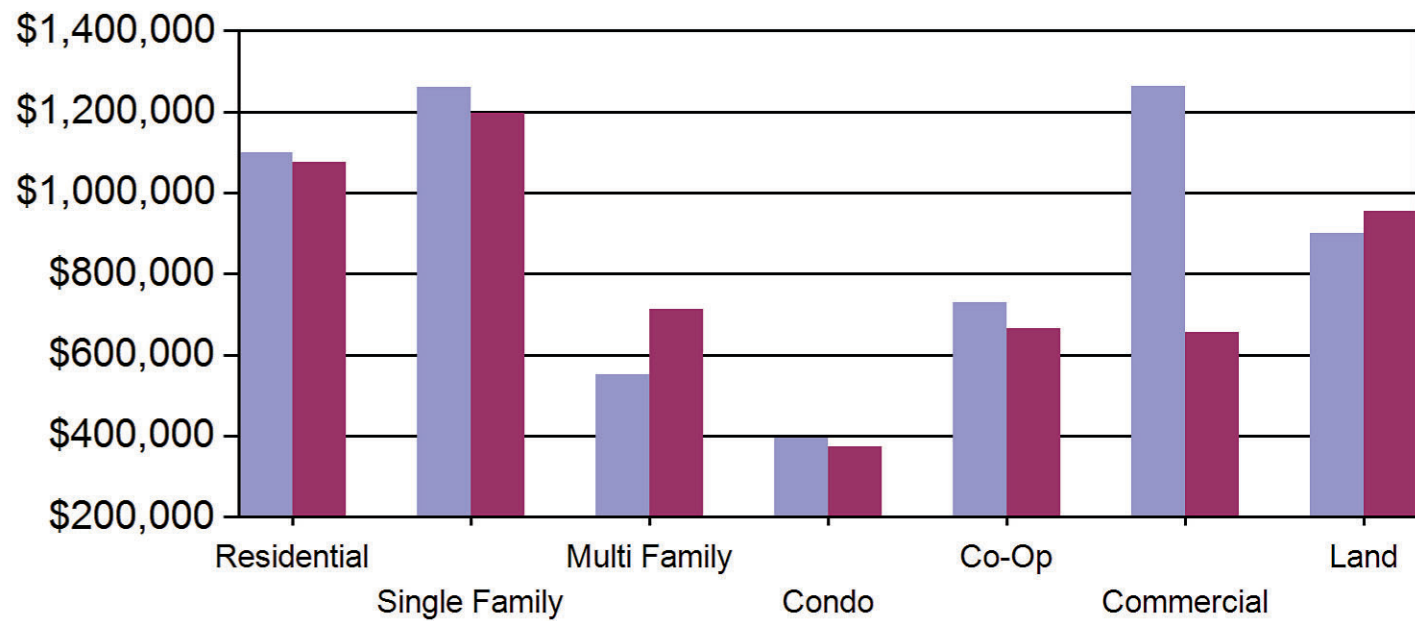
BY THE NUMBERS

2011 TRANSACTIONS WEST OF TOWN

Average Selling Prices

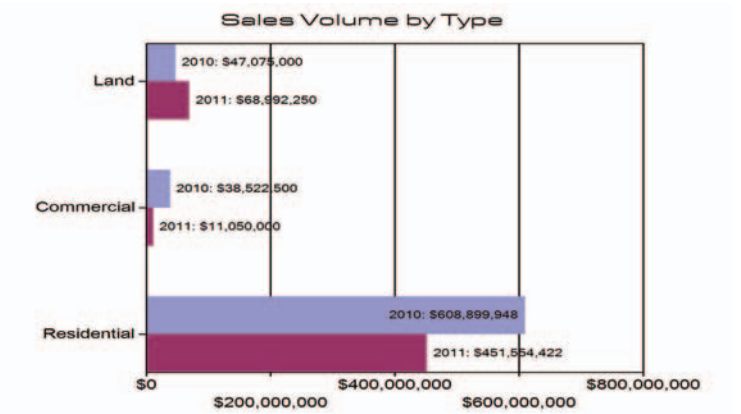
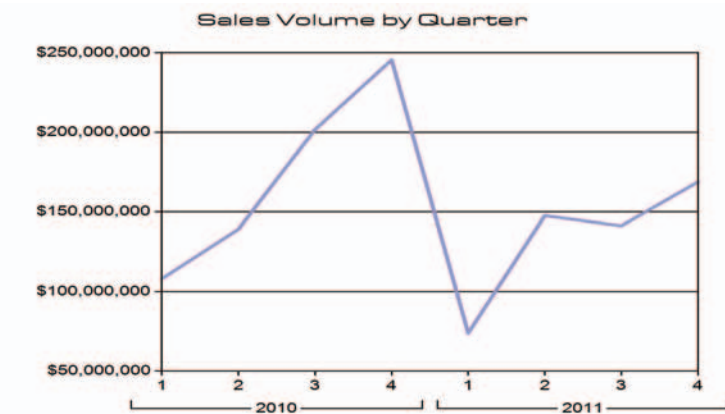


Median Selling Prices



Data provided by LINK Nantucket

<p>WEST OF TOWN \$590,000</p> <p>34 Madaket Road Single Family • 3/3.5 • 0.51</p>	<p>WEST OF TOWN \$605,000</p> <p>29 Surfside Road Single Family • 3/2 • 0.17</p>	<p>WEST OF TOWN \$612,000</p> <p>9 Equator Drive Multi-Family • 6/3 • 0.46</p>	<p>WEST OF TOWN \$640,000</p> <p>7 Marsh Hawk Lane Single Family • 3/4.5 • 1.23</p>
<p>WEST OF TOWN \$655,000</p> <p>37 Surfside Road Single Family • 3/3 • 0.23</p>	<p>WEST OF TOWN \$750,000</p> <p>55 Meadow View Drive Single Family • 3/1.5 • 1.03</p>	<p>WEST OF TOWN \$750,000</p> <p>8 Maclean Lane Single Family • 4/4 • 0.18</p>	<p>WEST OF TOWN \$804,900</p> <p>57 Madaket Road Single Family • 3/2 • 0.71</p>
<p>WEST OF TOWN \$890,000</p> <p>8 Pond Road Single Family • 3/2 • 0.47</p>	<p>WEST OF TOWN \$1,012,500</p> <p>23 Meadow View Drive Single Family • 3/4 • 0.45</p>	<p>WEST OF TOWN \$1,175,000</p> <p>4 Wamasquid Place Single Family • 4/3.5 • 1.80</p>	<p>WEST OF TOWN \$1,695,000</p> <p>74 & 76 Cato Lane Single Family • 3/2 • 1.56</p>



RESOURCE GUIDE

FACTS FOR CONSUMERS UTILITIES AND SERVICES TOWN AGENCIES & CONSERVATION GROUPS

FACTS FOR CONSUMERS

Commonwealth of Massachusetts
Office of Consumer Affairs
Division of Professional Licensure

Board of Registration of Home Inspectors

The Board of Registration of Home Inspectors is charged with evaluating the qualifications of applicants and granting licensure to those who qualify. It establishes rules and regulations to ensure the integrity and competence of licensees. The Board protects the public health and welfare through regulation of the profession in accordance with the state statutes and board regulations.

The Board is responsible for ensuring that licensed home inspectors have proper training and experience through an education program and by meeting minimum inspection requirements in each inspection performed. Applicants are required to pass a board approved examination prior to licensure and fulfill continuing education requirements for license renewal. The Board publishes a Standards of Practice and Code of Ethics for home inspectors.

About Home Inspections

A standard home inspection is a visual examination of the physical structure and major interior systems of a residential building consisting of one to four dwelling units. An inspection can be likened to a physical exam by a physician; however, it should be clearly understood that a home inspection is not to be confused with an appraisal, a building code inspection, a guarantee of any kind, and/or an insurance policy on the condition of the property.

During an inspection, the inspector will review the readily accessible exposed portions of the structure of the home, including the roof, the attic, walls, ceilings, floors, windows, doors, basement, and foundation as well as the heating/air conditioning systems, interior plumbing and electrical systems for potential problems. Home inspections are not intended to point out every small problem or any invisible or latent defect in a home. Most minor or cosmetic flaws, for example, should be apparent to the buyer without the aid of a professional.

Timing of the Home Inspection

A home inspector is typically hired by a potential homebuyer right after the offer to purchase contract is signed, prior to executing the final purchase and sales agreement. However, before the potential buyer signs the offer to purchase contract, he/she should determine if they want to have an inspection clause in the contract making the purchase obligation contingent upon the findings of a professional home inspection. This clause should specify the terms to which both the buyer and seller are obligated.

Selecting a Home Inspector

Good referral sources for home inspection services are friends, neighbors, or business acquaintances who have been satisfied with a home inspector. In addition, lawyers and mortgage brokers may also recommend a home inspector. The names of local inspectors can be found by searching the Division of Professional Licensure website at www.mass.gov/reg/boards/hi, or in the Yellow Pages where many advertise under "Building Inspection Service" or "Home Inspection Service."

Real estate brokers and people may not directly recommend a specific home inspection company or home inspector unless representing the buyer as a buyer's broker. Brokers, however, may provide assistance to buyers in finding information on licensed home inspectors.

A current home owner may also want to get a home inspection to identify any problems, especially if the owner plans to sell the home in the near future.

Following are additional tips when searching for a home inspector:

- As of May 2001, home inspectors are required to be licensed in the Commonwealth of Massachusetts. A home inspector's license should be verified prior to hiring. Consumers should not be confused by home inspector "certifications" offered by, or sold by home inspection trade societies or companies, obtained via home study courses, or provided by home inspection companies that certify their own home inspectors. Since the home inspection business is unregulated in most states, certifications are available to anyone. A home inspector's license can be verified with the Board of Registration of Home Inspectors at its website or by calling the Board at 617-727-4459.

- The home inspection company that is retained should welcome the potential buyer's presence at the home inspection. The home inspector should be willing to address all of the buyer's questions and provide a full verbal and written report.
- Those hiring an inspector should expect an open door policy from the home inspection company to be able to ask questions about the content of the home inspection report in the future.

During the Home Inspection

While not necessary, it is recommended that the buyer be present for the inspection. This allows the buyer to observe the inspector, ask questions directly, and obtain a better understanding of the condition of the home, how its systems work, and how to maintain it. The written report may be easier to understand if the buyer was present during the inspection. Inspectors must provide a written evaluation report based on the standards of compliance in accordance with Massachusetts General Laws Chapter 146.

At the conclusion of the home inspection, the buyer should be well informed of the condition of the home. It should be known if there are visible, apparent problems, if repairs need to be made, or whether or not there are any risks of concealed damage, and whether further investigation is recommended and/or required.

Other Inspections and Tests to Consider

It is strongly recommended that potential buyers consider having the following inspections and/or tests performed prior to signing the final purchase agreement:

- Lead paint. The **seller**, under CMR 460.750(A) shall disclose if the property has been inspected for lead paint and provide copies of any lead paint reports prior to signing the final purchase agreement.
- Water quality (Is it drinkable)
- Wood destroying insects, including termites
- Air quality, including radon gas
- Fungi, mold and allergens
- **Seller** required, under 105 CMR 651.010, to provide the potential buyer with an affidavit disclosing the presence of Urea Formaldehyde Insulation if it exists.

While some home inspectors are qualified to offer these services, these inspections and tests are not part of the basic home inspection and should be contracted through qualified licensed professionals in those fields. There are many firms both on and off Island that provide structural, lead paint, water potability, engineering and wood boring insect inspection services. Home inspection services are now regulated by the Massachusetts Office of Consumer Affairs. See the previous section "Home Inspectors: Facts for Consumers" for more details and how to obtain a list of licensed firms.

RESOURCE GUIDE

FACTS FOR CONSUMERS UTILITIES AND SERVICES TOWN AGENCIES & CONSERVATION GROUPS

Filing a Complaint

While most licensees conduct themselves as true professionals, the Division of Professional Licensure will take action against those licensees who fail to maintain acceptable standards of competence and integrity. In some cases, complaints are made by dissatisfied consumers, however, dissatisfaction alone is not proof of incompetence or sufficient grounds for disciplinary action.

If you have a serious complaint about a home inspector, call or write the Division's Office of Investigations at 239 Causeway Street, Boston, MA 02114. The phone number is 617-727-7406. A copy of the complaint form can also be downloaded from the Division's website (www.mass.gov/reg/).

UTILITIES AND SERVICES

Cablevision: Service is provided by Comcast. There is a local Cable TV Advisory Committee which is appointed by the Selectmen. There are a variety of viewing options available starting with a basic service. Cablevision extends into most of the more heavily populated areas of the Island. For more detailed information you should contact:

Comcast

1 Monomoy Road
Nantucket, MA 02554
888-633-4266
www.comcast.net

Satellite TV: Available from:

Direct TV

123 Felton Street
Marlborough, MA 01752
800-497-1117
www.directtv.com

Electricity: Provided by the Nantucket Electric Company (A National Grid Company) to the entire Island at the present. It reaches the Island via cable which is laid under the floor of Nantucket Sound. Bills are on a 28 to 32 day basis. For more detailed information contact:

National Grid

508-325-8000
888-444-6326
www.nationalgridus.com

Federal Flood Hazard Insurance: This insurance is presently available on properties located in a flood plain. There are Flood Insurance Rate Maps issued on a regular basis by the U.S. Government which delineate areas prone to flooding as the result of storms, unusual variations or combinations of weather and/or seasonal fluctuations. Due to changing legislation be sure to check on the current availability.

Fuel: There is no municipal gas supply but there are several private suppliers of heating oil, kerosene, diesel fuel and propane gas.

Landfill: Every building (residential or commercial) is charged a land fill fee. Presently these are sent out on an annual basis and are payable to the Town of Nantucket. You may take your own bagged trash to the dump or hire one of several private removal companies. There are hazardous waste days several times a year. Recycling is mandatory for all plastics, newspapers, cardboard, magazine, aluminum and tin cans and glass.

Post Office: As of 2010 there are 3 post offices: the main building is at 5 Federal Street (508- 228-1067), the branch is at 120 Pleasant Street (508-228-4143) and the Sconset location is on the Square (508-257-4402). The postal annex for pick-up of oversized packages is at 155 Old South Road (508-325-5682).

Real Estate and Personal Property Taxes: The mil rate is fairly low (2011 was \$3.58/\$1,000 assessed value for residential property; \$6.41 for commercial property) compared to most other areas of the country. It changes each year depending upon the annual budget and the funding to the town and county from state and federal sources. Real estate is re-assessed every three years. The tax year is from July 1 to June 30. Bills are issued twice a year and are due within 30 days. Personal property taxes are assessed on second home, rental home and business furniture and fixtures. The Nantucket Town and County building is at 16 Broad Street.

Smoke & Carbon Monoxide Detectors: Every property must have a current Certificate of Compliance as issued by the Fire Department after an inspection by the Fire Chief or the Alarm Company. The detectors may be individually attached or hard wired prior to closing depending on the age of the structure or renovation.

Telephone: Verizon provides local service and each household can choose its own long distance carrier. There is a transmission tower located at the intersection of the Madaket, Cliff and Eel Point Roads. Cellular phone service is available through several sources as well. For local service contact:

Verizon

800-870-9999
www.verizon.com

Water: The Wannacomet Water Company is owned by the Town of Nantucket. Water comes from artesian wells in the well fields between Old South Road and Milestone Road. Pressure is maintained on the opposite side of town by the water towers on Cliff Road, on Polpis Road and in 'Sconset. 'Sconset has a separate well field near the ballpark. Water mains extend throughout the center of town and private wells are used elsewhere. Our water tends to be of an excellent quality and is quite soft. If you would like to have the well water tested there is a nominal fee and it takes about seven to ten business days to get the results.

Sewer Fee: Buildings are either connected to Town Sewer or a septic system. Buildings that are connected to Town Sewer are charged a sewer fee by Wannacomet Water Company based on water consumption. Buildings that are on septic systems are not charged a sewer fee; however, maintenance of septic systems is recommended, if not required, to ensure they function properly.

Septic Systems: Other areas have individual, in ground, septic systems, usually with leach pits or leach fields. The majority of the Island has permeable beach sand which is an excellent natural filter. The State requires that all property transfers include a Certification that is provided by the Seller stating that the existing septic system is up to Title V regulations, which protect the groundwater.

Wannacomet Water Company

1 Milestone Road
508-228-0022
www.wannacomet.org

Financing: There are three local banks, Pacific National (now a part of the Bank of America) at 61 Main Street, 508-228-1917, Nantucket Bank, 104

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Pleasant Street (now a part of Sovereign Bank), 508-228-0580, and Cape Cod 5, 6 West Creek Road, 508-228-1255. Each bank provides financing for the purchase of primary residences, second homes, land and investment properties. Many Cape Cod and Massachusetts banks and mortgage companies also offer competitive rates. Your real estate agent will be aware of current rates and financing procedures.

Legal Services: As you enter into the process of buying a piece of Island property you will be signing a legal contract. We recommend that you consult a local attorney for legal advice as they are familiar with Massachusetts quitclaim and Land Court deeds as well as local procedures and regulations including permitting and regulatory agencies.

TOWN AGENCIES THAT ARE PROTECTING YOUR INVESTMENT

Nantucket Conservation Commission

www.nantucketconservation.org
508-228-7230

An elected public board that enforces Federal, State and Local wetlands regulations. It acts on permits for construction within 100 feet of a wetland. Wetland does not necessarily mean “wet”. There are areas defined as wetlands that simply contain certain types of vegetation. You should inquire whether or not the property you are considering might fall under the jurisdiction of the Conservation Commission and the steps you would need to take for a determination.

Massachusetts Endangered Species Act

http://www.mass.gov/dfwele/dfw/nhesp/nhesp.htm
508-389-6300

The Massachusetts Endangered Species Act protects rare species and their habitats by prohibiting the taking of any plant or animal species listed as Endangered, Threatened, or of Special Concern by the MA Division of Fisheries & Wildlife. Permits for taking rare species for scientific, educational, conservation, or management purposes can be granted by the Division of Fisheries & Wildlife.

Nantucket Historic District Commission (HDC)

www.nantucket-ma.gov
(Click on Historic District Commission)
508-228-7231

An elected public body that approves and regulates the exterior appearance of all structures on Nantucket in an effort to maintain the Island’s historic ambiance. HDC approval is required for all changes (structural and/or painting) to buildings and any new construction including fences, hardscaping, sheds and steps, etc. This conformity of appearance is an integral part of the island’s appeal and helps to maintain property values.

Nantucket Land Bank Commission

www.nantucketlandbank.org
508-228-7240

The Nantucket Islands Land Bank, a land conservation program created to acquire, hold, and manage important open space resources and endangered landscapes of Nantucket Island, for the use and enjoyment of the general public, was the first of its kind in the nation. The program was conceived by Nantucket’s Planning Commission, adopted by the voters of Nantucket, and established by a special act of the Massachusetts Legislature in 1983. Approximately 40 percent of Nantucket, a 50 square mile island located 22

miles south of Cape Cod, is protected by private conservation groups, the Town of Nantucket, and the Nantucket Islands Land Bank.

The Land Bank has worked to accomplish its legislated purpose by actively competing in the open market to acquire land which provides the public a wide range of opportunities. Land Bank holdings currently include beaches, wetlands, aquifer recharge areas, moorlands, heathlands, rare species habitat, ocean, pond and harbor frontage, and properties for passive and active recreation. To date the Land Bank has committed more than \$205 million dollars to land protection, acquiring over 2,673 acres, with an additional 369 acres permanently protected by conservation restrictions. It is funded by collecting a fee on each Nantucket County real estate transfer. It is operated by a five member, publicly elected, body. Currently, a buyer pays 2% of the purchase price to the Land Bank. A property transfer goes first to the Land Bank and then is recorded at the Registry of Deeds. The IRS has ruled that this fee cannot be deducted as a sales tax but is added to the purchase price.

OTHER PRESERVATION GROUPS

There are several different organizations and agencies that share a common interest in the protection and preservation of Nantucket’s resources. To ensure that you are clear on the focus of each of these groups and to help you better define your personal priorities or interests, we present this listing of the various organizations and agencies who are playing a part in keeping Nantucket special.

Maria Mitchell Association

2 Vestal Street, Nantucket, MA 02554
508-228-9198 • www.mmo.org

Massachusetts Audubon Society

South Great Road, Lincoln, MA 01773
617-259-9500 • www.massaudubon.org

Nantucket Conservation Foundation, Inc.

118 Cliff Road, P.O. Box 13, Nantucket, MA 02554
508-228-2884 • www.nantucketconservation.com

Nantucket Garden Club

P.O. Box 627, Nantucket, MA 02554.
www.nantucket.org/gardenclub

Nantucket Land Council, Inc.

6 Ash Lane, P.O. Box 502, Nantucket, MA 02554
508-228-2818 • www.nantucketlandcouncil.org

Nantucket Preservation Trust

2 Union Street, Nantucket, MA 02554
508-228-1371 • www.nantucketpreservation.org

Sustainable Nantucket

14 Federal Street • Nantucket, MA 02554
508-228-3399 • www.sustainablenantucket.org

The Nature Conservancy

5 Portland Street, 4th floor, Boston, MA 02114
617-227-7017 • www.nature.org

The Trustees of Reservations

572 Essex Street, Beverly, MA 01915,
508-921-1944 • www.thetrustees.org

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The Sconset Trust, Inc.

P.O. Box 821, Siasconset, MA 02564
508-257-9652 • www.sconsettrust.org

University of Massachusetts,

Nantucket Field Station
180 Polpis Road, Nantucket, MA 02554
508-228-5268 • www.umb.edu/nantucket

WORKING WITH THE HDC: POLICIES AND PROCEDURES

The Historic District Commission has existed since 1955, when the Nantucket community voted to implement official historic procedures to protect and preserve historic buildings, places, and districts. The measures were based on the expected economic benefits from tourism revenues resulting from the community’s maintenance of its historic and cultural resources.

“**Building with Nantucket in Mind**” is the official HDC guidebook. It is essential reading for all architects, builders and persons planning to build or to purchase property on Nantucket as well as all residents who wish to maintain and renovate their houses or commercial structures. The unbound guidebook is available for a fee at the office on the second floor of the Town Annex, 37 Washington Street, Nantucket, MA 02554.

- There are five elected regular commissioners and three elected alternate members. Commissioners serve staggered three-year terms.
- The HDC reviews all exterior changes and new construction on Nantucket Island according to the Commonwealth of Massachusetts Acts, 1970, Chapter 395, as amended (Appendix A, Building with Nantucket in Mind). Policies and procedures have been established since 1955.
- The HDC office and mailing address is on the second floor of the Town Annex, 37 Washington Street, Nantucket, MA 02554. The phone number is 508-228-7231.

THE APPROVAL PROCESS

Staff Review

After the information listed on the application form is submitted, the staff checks for completion and date-stamps the documents, noting the date, 60 days from receipt, by which the HDC is required to take action. A staff recommendation sheet is completed and added to the file. The most complex applications are assigned specific appointment times at the Tuesday night meeting.

HDC meetings

Robert’s Rules govern the meetings. A majority vote is necessary for approval. Approved applications are assigned Certificate of Appropriateness numbers. The Commission may request additional information, revisions, or a site visit to determine any visual impact from the “travelled way”, which is the legal definition for the HDC’s jurisdiction.

The HDC’s schedule revolves around weekly Tuesday meetings, held from 5 to 10 p.m. in the Cyrus Peirce School Cafeteria on Surfside Road. The meetings alternate each week from New Business (New Applications) to Old Business (Pending Applications). Pre-agendas are available at the HDC on Tuesdays. If the Agenda was not completed on Tuesday night they continue on Thursdays. These Thursday meetings are generally held in the Conference Room at the Town Annex Building on Washington Street.

Applications

Deadlines are every other Friday at noon. New applications submitted are heard, in the order they were submitted to the HDC office, at the following “New Business” meeting, which is approximately 11 days following the dead-

line. The eleven days gives the office time to process the application. The HDC is not always required to notify abutters concerning pending applications.

Approvals

If an application is approved, the staff will process the paperwork by the end of the following business day. Two copies of the plans are stamped and returned to the applicant. The third copy is kept in the HDC files. That copy is used when the HDC conducts the final on-site inspection of the completed work.

Building Permit/Certificate of Occupancy

When the project is completed, the owner/agent should call the HDC office to arrange for the final inspection and sign-off on the Building Permit/Certificate of Occupancy. An HDC inspector is required to visit the site within five working days from the date of request. The inspection involves a visual survey of the exterior elevations and any HDC-approved site improvements, including fencing, gates, walls, etc. The Building Permit may be signed on the site, or the owner/agent may have it signed at the HDC office following the inspection. If the HDC inspector determines that the work is incomplete or in violation of the original approval, the property owner is notified.

Where can I find information about a structure’s history?

The HDC has survey forms with information about most of the structures which were built on Nantucket before 1945. The survey forms include a photograph of the structure, a condition assessment, and some historical references. Dates of construction, original owners, and brief histories might be found on the survey forms. More detailed research material is available at the Nantucket Historical Association’s Research Center, located in the Fair Street Museum. Call 508-228-1655 for hours, which are limited in the off-season.

How do you process an HDC application?

The deadline for submitting new applications and related documents is every other Friday at noon, in order to be on Tuesday’s HDC meeting agenda eleven days later.

Why does the HDC have different responses to similar requests?

Each application is reviewed according to its context, meaning that no design is considered as an isolated object. The guidebook separates the Island into settled (town or village) areas, unsettled (outlying) areas, and considers topography and vegetation factors. Each area’s characteristic features are considered.

How high can I build my house?

Height is measured from finished grade to roof ridge. (Any change from existing grade must be noted on the application form.) All structures on Nantucket (exceptions for utility towers, etc.) are limited by the zoning by-law to 30 feet. To avoid inappropriately imposing masses on Nantucket’s open landscape, one-and-a-half-story ridge heights are often required, unless deed restricted.

ZONING BOARD OF APPEALS

Massachusetts law mandates that where a community elects to restrict or regulate the rights of property owners through a zoning by-law, “it shall provide for a zoning board of appeals.” The Nantucket Zoning Board of Appeals exists because, in 1972, Nantucket voters chose to adopt a zoning by-law at the Annual Town Meeting. The By-law’s purpose is to “promote the health, safety, convenience, morals and general welfare of Nantucket’s inhabitants, to lessen the danger from fire and congestion and to improve the town...” Chapter 139 of the Code of the Town of Nantucket sets out the powers and duties of the Board and for the most part parallels the power and duties set out for such boards by Commonwealth law.

NANTUCKET ASSOCIATION
OF REAL ESTATE BROKERS **NAREB DIRECTORY**

**Atlantic East
Nantucket Real Estate**

508-228-7707
5 N. Water Street
Nantucket, MA 02554
office@nantucketrealestate.com
www.nantucketrealestate.com

Bamber Real Estate

508-228-1416
159 Orange Street
Nantucket, MA 02554
bamberre@nantucket.net
www.bamberrealestate.com

Beacon Real Estate

508-257-1659
19 Old South Road
Nantucket, MA 02554
www.BeaconNantucket.com

Bennett Witte Real Estate

508-269-3309
PO Box 1176
Nantucket, MA 02554
sbwitte@comcast.net

Boyce Realty

508-257-6962
PO Box 453
Siasconset, MA 02564
dboyce@nantucket.net
www.boycerealtynantucket.com

Chatfield-Taylor Real Estate

508-228-5828
91 Washington Street Ext.
PO Box 1881
Nantucket, MA 02554
moncurect@chatfield-taylor.com
www.chatfield-taylor.com

Coffin Real Estate

508-228-1138
40 Centre Street
Nantucket, MA 02554
office@coffinrealestate.com
www.coffinrealestate.com

Compass Rose Real Estate

508-325-5500
137A Orange Street
PO Box 935
Nantucket, MA 02554
compass@compassroserealestate.com
www.compassroserealestate.com

Congdon & Coleman Real Estate

508-325-5000
57 Main Street
PO Box 1199
Nantucket, MA 02554
office@congdonandcoleman.com
www.congdonandcoleman.com

Cooper Shepherd Associates

508-228-5668
Zero Main Street
Nantucket, MA 02554
info@coopershepherd.com
www.coopershepherd.com

David Webster & Associates

508-228-5066
44 Madaket Road
PO Box 1109
Nantucket, MA 02554
caroleanddavid@earthlink.net

Denby Real Estate

508-228-2522
The Gallery @ 5 N. Water Street
Nantucket, MA 02554
admin@denby.com
www.denby.com

Edith Delker Real Estate

508-257-9698
27 Stone Post Way
PO Box 790
Siasconset, MA 02564
ndelker@comcast.net
www.edithdelkerrealestate.com

Great Point Properties

508-228-2266
1 North Beach Street
Nantucket, MA 02554
info@greatpointproperties.com
www.greatpointproperties.com

Grey Lady Properties

508-257-0064
5 Chuck Hollow Road
PO Box #2668
Nantucket, MA 02584
red@greyladyproperties.com
mike@greyladyproperties.com
www.greyladyproperties.com

Island Properties

508-228-6999
35A Old South Road
Nantucket, MA 02554
office@islandpropertiesre.com
www.islandpropertiesre.com

Islandwide Realty

508-228-6396
PO Box 987
Nantucket, MA 02554
kenneth.lindsay@comcast.net

J Pepper Frazier Co.

508-228-3202
19 Centre Street
Nantucket, MA 02554
office@jpfco.com
www.jpfco.com

Jordan William Raveis Real Estate

508-228-4449
8 Federal Street
Nantucket, MA 02554
info@jordanre.com
www.jordanre.com

Killen Real Estate

508-228-0976
10 Easy Street
PO Box 1166
Nantucket, MA 02554
www.killenrealestate.com

LandVest

508-325-5090
Anchor Village
37 Old South Rd #5
Nantucket, Ma 02554
jdresser@landvest.com
www.landvest.com

Lee Real Estate

508-325-5800
58 Main Street
Nantucket, MA 02554
office@leerealestate.com
www.leerealestate.com

**Maury People
Sotheby's International Realty**

508-228-1881
37 Main Street
Nantucket, MA 02554
info@maurypeople.com
www.maurypeople.com

Osprey Real Estate

508-228-7890
PO Box 955
Nantucket, MA 02554
ospreyrealstate@comcast.net

Preferred Properties

508-228-2320
76 Easton Street
Nantucket, MA 02554
brokers@preferredpropertiesre.com
www.preferredpropertiesre.com

Pro Buyer Associates

508-228-7500
77 Sparks Avenue
Nantucket, MA 02554
royflanders@gmail.com
www.probuyer.com

'Sconset Real Estate

508-257-6355
Post Office Square
PO Box 122
Siasconset, MA 02564
www.coffinrealestate.com

Tea Rose Realty

508-228-7719
22 Golfview Drive
PO Box 19
Nantucket, MA 02554
www.tearosenantucket.com

Vaughan Machado Real Estate

508-228-5062
5 Sesapana Road
PO Box 1095
Nantucket, MA 02554
vaughanmachado@comcast.net

Welch & Associates Inc. RG

508-228-7777
7 Nashaquisset Lane
Nantucket, MA 02554
steph@welch-associates.com

Westbrook Real Estate

508-257-6206
PO Box 262
Siasconset, MA 02564
office@westbrookrealestate.com
www.westbrookrealestate.com

Windwalker Real Estate

508-228-9117
12 Oak Street
Nantucket, MA 02554
info@windwalkerrealestate.com
www.windwalkerrealestate.com