













S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$408,000	Miacomet - 45 Miacomet Avenue	Gibbs Trs	67/203	1F	0.34	3/2	R-20	12/21/11
<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>									
	\$500,000	Miacomet - 4 Salros Road #	NANCYN, LLL	66/20.4	Com	0.22	0/0	RC-2	08/26/11
<p>Great commercial property. Two story post and beam building with full basement , first floor wood shop and second floor office space with kitchenette. The property also has a two bay attached garage with heated slab and plenty of parking. Great opportunity for someone looking to start or expand their business.</p>									
<b>LINK# 75450</b>									
	\$530,000	Miacomet - 4 Reacher Lane	Arias	66/336	1F	0.50	4/4.5	R10/SR	03/31/11
<p>Short sale subject to lien holders approval. Four-bedroom, four and a half bathroom home in the Pine Valley sub-division. The property is being sold as-is.</p>									
<b>LINK# 74415</b>									
	\$550,000	Miacomet - 5 Doc Ryder Drive	Viera	66/211	1F	0.45	2/1	R10/SR	11/23/11
<p>OPPORTUNITY KNOCKS! This is a rare chance to own your affordable home on a large lot located close to Miacomet golf course and some of Nantucket's most popular beaches. plenty of ground cover for expansion.</p>									
<b>LINK# 75044</b>									
	\$650,000	Miacomet - 79 Somerset Road	Schultz Trust	63/83	1F	0.47	3/2	R-20	08/12/11
<p>Three bedroom, two bath post and beam situated on a private .47 acre lot abutting 31 acres of Land Bank owned property. This home is located a short distance to the Miacomet Golf course and is centrally located to bike paths, Cisco Brewery, East Coast Seafood, Bartlett Farm and the Miacomet and Cisco beaches.</p>									
<b>LINK# 74898</b>									
	\$710,000	Miacomet - 4 Halyard Lane	Donald R Brady	66/327	1F	0.35	3/2	R10/SR	11/25/11
<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>									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$760,500	Miacomet - 5 Catherine Lane	Leinbergs	66/7	1F	0.71	3/3.5	R-20	05/31/11
<p>Outstanding location and privacy near Bartlett's Farm, Miacomet Golf Course and south shore beaches. This 3/4 acre lot boasts two dwellings. Live in one and rent the other.</p>									
<b>LINK# 73674</b>									
	\$785,000	Miacomet - 7 Raceway Drive	Powers	66/279	1F	0.45	4/2	R10/SR	05/02/11
<p>This house is larger than it looks and just a short distance to Cisco area beaches and Miacomet Golf Course. Walk through the door and you are welcomed into a home you can move right into. The open floor plan is perfect for year-round or vacation living and the basement is a dream come true with three large separate areas for working and playing. The oversized deck and professionally landscaped yard provides multiple areas for relaxing and entertaining. Substantial room for expansion available on this oversized lot. New Roof in 2010.</p>									
<b>LINK# 73494</b>									
	\$800,000	Miacomet - 7 Topping Lift	Lovering	66/307	1F	0.40	5/2.5	R10/SR	12/05/11
<p>Spacious, turn key, and tastefully renovated 5 bedroom home on a quiet cul de sac, with close proximity to Miacomet and Cisco Beaches, as well as Bartlett's Farm and surrounding conveniences. This recently renovated property offers many extras including wood floors, fireplace, two living areas, office, first floor laundry room, covered front and back porches which are great for outdoor entertaining. Lovely enclosed back yard with much privacy and irrigation offer charm and comfort for summer or year round living. This is a must see!!</p>									
<b>LINK# 74851</b>									
	\$1,500,000	Miacomet - 142 Miacomet Road	Ziebarth Nominee TR	0081/0015	1F	1.85	4/3.5	LUG2	02/22/11
<p>Lovely Pond front home in a very desirable and "beachy" location. Great views from every room in the house. This 4 bedroom, 3.5 bath home enjoys a large south facing deck. There is plenty of room for a guest house or expansion.</p>									
<b>LINK# 72824</b>									
	\$2,250,000	Miacomet - 4 Pond View Drive	Devers	81/13	1F	1.84	4/3.5	LUG2	03/21/11
<p>Fantastic beach house with beautiful views of ocean, Miacomet Pond and dunes. Very nice open kitchen with granite counters and breakfast area. House is absolutely in move in condition. Room for pool or tennis court. Approximately 750 square feet of ground cover remaining. (Existing septic system is for four bedrooms. Property can accommodate larger septic system.)</p>									
<b>LINK# 74512</b>									
	\$6,000,000	Miacomet - 70 Miacomet	Ferreira	81/146	L	29.15	-	LUG2	06/29/11
<p>Not Listed in LINK</p>									
<b>LINK# 75203</b>									

Records: 12 \*Listings: 12

**AVERAGE SELLING PRICE: \$1,286,958 \* MEDIAN SELLING PRICE: \$735,250 \* AVERAGE DOM: 257**