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	A \$495,000	Madequecham - 0 Russell Street (Madequecham	Loomis Realty Trust	88/62	L	0.58	-	LUG3	11/02/09
Waterfront - Madequecham Valley Looking for the perfect oceanfront lot ! Here it is. This 25,000 sf. lot has Breath - taking views with a beautiful sandy beach !									
<b>LINK# 72128</b>									
	A \$799,000	Sconset - 24 Codfish Park Road	Schold	7313/66	1F	0.04	1/1	R1/SR1	08/13/12
FIRST CATCH - WATERFRONT SUMMER COTTAGE Existing cottage is a one bedroom and full bath cottage on the water in Codfish Park. Nice yard to enjoy the sea breeze and sun! Presently HDC approved plans to renovate into a two bedroom, one and one half bath with second story and basement. Plans have been thoughtfully drawn allowing for all spaces to be used efficiently.									
<b>LINK# 76653</b>									
	A \$1,495,000	Madaket - 11 Columbus Avenue	DEG Nantucket LLC	593/111	1F	0.74	4/2	R-20	04/04/12
Dramatic Ocean and Pond views from this bright and airy 4 bedroom summer home. Located on Long Pond with a dock this charming home looks over the pond to the beach and Atlantic beyond. Four bedrooms, two full baths, open living dining kitchen areas with vaulted ceilings open to back deck and yard, a cozy den, and exterior storage access.									
<b>LINK# 75993</b>									
	A \$1,725,000	Sconset - 34 Codfish Park Road	Fong Eymann	7313/53	1F	0.11	5/2.5	R1/SR1	07/05/12
CASUAL SEASIDE LIVING Direct Ocean Views - Steps away from 'Sconset Beach Charming cottage located on the beach. Waterfront in 'Sconset's Codfish Park. Full second story home directly across from the beach. Nice front, side, and back yard.									
<b>LINK# 76449</b>									
	A \$1,725,000	Madequecham - 40 Madequecham Valley Road	Andrew F. Oates Jr.	89/26	1F	4.40	2/1	LUG3	08/20/12
Once in a lifetime you discover a place where your soul is at peace and the pressures of the world melt away. This is it...artfully appointed in a way that transforms a summer "shack" to a stylish Nantucket summer cottage and beautifully situated on a 4 + acre lot with incredible sunrises and sunsets. Don't miss seeing this quintessential waterfront cottage with commanding views of the Atlantic ocean and the moors. Here you will fall asleep to the sound of the waves and wake up to each new day at the beach. This is where summers dreams are made.									
<b>LINK# 76624</b>									
	A \$1,850,000	Madequecham - 52 Madequecham Valley Road	Conte	88/21	1F	1.38	4/3.5	LUG3	07/09/12
Wonderful upside down beach house. Unobstructed views of the ocean from the first and second floor. Walk outside your door and down a path to gorgeous, pristine, Madequecham beach. Four bedrooms/three and one half baths, decks, views. What more could you want!									
<b>LINK# 76497</b>									

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A \$1,895,000	Madequecham - 30 Madequecham Valley Road	Dhall	89/22	L	3.09	-	LUG3	04/02/12
<p>LINK# 76010</p> <p>Fabulous, large and level, 3 acre parcel of oceanfront land. Build your summer dream house along this magnificent, sandy, South Shore beach.</p>									
	A \$1,995,000	Tom Nevers - 15 Wanoma Way	Van Greenby	92.4/301	1F	0.40	4/3	LUG3	10/20/11
<p>LINK# 75616</p> <p>Waterfront - Delight in the panoramic views of the Atlantic Ocean from this 4 bedroom, 3 bath home perched on the Tom Nevers bluff. A must see at this price!</p>									
	A \$2,250,000	Madaket - 6 Tennessee Avenue	Poster	60.21/21	1F	0.13	3/3.5	R-20	06/27/12
<p>LINK# 76420</p> <p>The Perfect West End Retreat. This charming Madaket home with adorable studio offers wonderful views, perfect sunsets and direct private deeded access to the water.</p>									
	A \$2,300,000	Quaise - 5 Quaise Pastures Road	Conroy Trust	26/21	1F	4.42	5/2	LUG3	06/30/08
<p>LINK# 72336</p> <p>Extraordinarily private &amp; serene seaside sanctuary with remarkable topography, large old spreading oaks, and striking water views from the converted post &amp; beam barn/summer house. Two moorings allowed. 4.42 acres bordering 13+acre Nantucket Conservation Foundation's Masquetuck Preserve</p>									
	A \$2,300,000	Quaise - 5 Quaise Pastures Road	Conroy Trust	26/21	L	4.42	-	LUG3	11/17/09
<p>LINK# 73377</p> <p>EXTRAORDINARILY SERENE AND PRIVATE SEASIDE SANCTUARY * BORDERS 13 ACRE MASQUETUCK CONSERVATION PRESERVE * REMARKABLE TOPOGRAPHY, LARGE OLD SPREADING OAKS, STRIKING VIEWS OVER THE SALT MARSH * 5700+ SF OF GROUND COVER AVAILABLE * INCLUDES UNIQUE OAK POST &amp; BEAM BARN/ SUMMER HOUSE * 4.42 ACRES * TWO MOORINGS AVAILABLE</p>									
	A \$2,395,000	Sconset - 97 Low Beach Road	97 Low Beach Road LLC	75/31.2	L	2.91	-	LUG3	06/29/12
<p>LINK# 76448</p> <p>Vacant parcel ideally located to create your own private estate, with exceptional water views, over some of the island's most pristine beaches. This parcel abuts over three hundred acres of conservation land which will help to retain the rural and private feel of this magnificent parcel. Being offered with .70 acre non-contiguous, un-buildable parcel which will allow you to have your own private beach to compliment your Sconset estate.</p>									

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	A \$2,495,000	Town - 23 Commercial Wharf	Walker	4224/5	1F	0.03	0/1	RC	02/28/11
<p>Superb in-town location! Charming Nantucket Wharf cottage right on the harbor. Sit on the back deck and enjoy the spectacular views! Open living area with bedroom area, small loft, galley kitchen and full bath. Only property on this wharf with a yard!</p>									
<b>LINK# 74550</b>									
	A \$2,695,000	Madequecham - 34 Madequecham Valley Road	Rosenthal	89/24	1F	1.17	3/3	LUG3	02/11/09
<p>Over an acre of oceanfront property with 150' of frontage and sweeping views of the ocean and south shore and the most unbelievable sunsets. Enjoy privacy, steps down to a beautiful beach and the sound of the surf 24/7. An excellent opportunity to acquire an ocean front home at a very reasonable price.</p>									
<b>LINK# 71938</b>									
	A \$2,995,000	Tom Nevers - 15 Lyford Road	Reves	924/86	1F	0.24	3/3.5	LUG3	04/11/12
<p>Short Sale Subject to Bank Approval. Outstanding views of Tom Nevers Beach and the Atlantic Ocean from almost every room in the house. Custom molding and beadboard accents give this home an elegant feel while enjoying the beauty, relaxation and fun of the beach.</p>									
<b>LINK# 73685</b>									
	A \$3,300,000	Madaket - 13 Massachusetts Avenue	Hano	60/7, 75	1F	0.64	3/3	R-20	07/26/12
<p>This is a wonderful Madaket waterfront property, ideally situated on the Harbor, with expansive views of the Harbor and Sound from nearly every room. It is a perfect piece of old Nantucket with three bedrooms and two baths in the main cottage and another bed and bath in the separate cottage with garage. A wooden boardwalk winds down the dunes to a private beach with two moorings available.</p>									
<b>LINK# 76580</b>									
	A \$3,600,000	Madequecham - 8 New South Road	Shackteau Ltd	91/119	1F	20.81	4/3	LUG3	03/15/12
<p>Rare opportunity to own a house on 20 acres of protected property with 600 feet of ocean frontage surrounded by conservation acreage. This beautifully crafted single story house started out near the water and was moved and renovated in 2006.</p>									
<b>LINK# 75948</b>									
	A \$3,695,000	Madaket - 1 Esthers Island Road	Esthers Island Retreat LLC	6111/1 (&	1F	13.00	3/1+	LUG3	07/17/12
<p>Featured in Coastal Living and This Old House, Esther's Island Retreat is a secluded luxury retreat located off the western tip of Nantucket. This private three bedroom beach cottage boasts 360-degree open views to the Atlantic Ocean and Madaket Harbor offering the perfect spot to enjoy all the best of a Nantucket summer. Morning walks on a deserted beach. Afternoons under full sail. Magical evening sunsets. It is truly a place apart from the world. On Esther's, there are no business meetings. No traffic. No tourists. Just sea, sun, sand, and solitude. Esther's Island Retreat is a sustainable homesite, sourcing energy needs from solar panels and a backup generator. The estate provides all of the creature comforts of a luxury home with a tropical feel in the beautiful coastal site. It is a</p>									
<b>LINK# 76541</b>									

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	A	\$3,800,000	Madaket - 25 Starbuck Road	Meer Family Limited	60/121	1F	0.80	3/3.5	V-R	07/28/12
<p>Let the waves lull you to sleep! This home is steps away from the water. It has views from almost everywhere in the house. Multi-level living allows it to be light and bright with ocean breeze throughout. The large deck off the great room has breath-taking views as far as the eye can see. This oceanfront home has conservation land on both sides and will ensure that the home will have these amazing views forever!!</p>										
<b>LINK# 76578</b>										
	A	\$4,165,000	Wauwinet - 155 Wauwinet Road	Fishercot N.T.	11/1	1F	4.03	4/3	R1/SR1	05/18/11
<p>Uniquely spectacular location in Wauwinet. Direct harbor and oceanfront property on 3+ acres. Abounding views across Wauwinet, down the beach and over the Atlantic from this classic summer cottage. Eligible for 2 moorings.</p>										
<b>LINK# 74951</b>										
	A	\$4,250,000	Madequecham - 46 Madequecham Valley Road	Cooper	88/78	1F	2.93	6/5.5	LUG3	04/12/12
<p>OCEANFRONT COMPOUND ON ALMOST 3 ACRES! This high end secluded estate has been meticulously maintained and offers a 5 bedroom main house and a 1 bedroom cottage with your own private path to the Atlantic Ocean. This pristine property has sweeping water views and is Professionally Landscaped and surrounded by Gardens, Pines, Moors, Tall Beach Grass, Dunes, and Ocean. Both dwellings offer high ceilings, very gracious rooms and living areas, covered porches and separate recreational spaces. The grounds are a nature lovers delight with gardens, wild blueberries, blackberries, bird species, surf fishing, beach</p>										
<b>LINK# 76090</b>										
	A	\$4,295,000	Madaket - 13 C Street	MPB Nominee Trust	60.2.1/76	1F	0.71	2/1	R-20	06/27/12
<p>Madaket Waterfront Cottage with a Dock set high on the bank overlooking Madaket harbor, this charming cottage commands a front row seat to the spectacular westend sunsets and is the ideal setting for simple summer living at its best. The included HDC Approved Botticelli and Pohl plans allow for a 2,800 square foot three bedroom renovation/addition. The dock, completely rebuilt in 2009, is a significant attribute with the moratorium on any future docks.</p>										
<b>LINK# 76427</b>										
	A	\$4,995,000	Dionis - 193 Eel Point Road	Krauter	33/19	1F	2.09	4/1	LUG2	04/18/12
<p>Sunsets Galore! A four bedroom, one bath vintage beach cottage, circa 1939, is located on 2 plus waterfront acres bordered by Eel Point and the Madaket Harbor. Spectacular water and sunset views complete the picture and it's just waiting for you....</p>										
<b>LINK# 75345</b>										
	A	\$6,900,000	Sconset - 31 Baxter Road	Burke	4923/8	1F	0.51	5/6	R-20	05/22/12
<p>Oceanfront 'Sconset Bluff House with private stairs to the beach. Wrap around porches envelop this quintessential 'Sconset main house and cottage. The outdoor living and direct ocean views are dazzling.</p>										
<b>LINK# 76260</b>										

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	A \$6,995,000	Sconset - 40 Low Beach Road	Cloutier	74/56	1F	3.50	4/4.5	LUG3	02/20/12
<p>This magnificent home is located in a spectacular setting in the prestigious, seaside village of Sconset on Nantucket's eastern shore. Surrounded on three sides by pristine conservation land – native grasslands and dunes – ocean views can be enjoyed from every room in the house. As it is protected land, no structure can ever be built in front of the house, thereby ensuring the view. There is a very pleasant front and side yard, with beautifully-groomed hedges and flowering hydrangea in season, as well as a tranquil, lighted “secret garden” – a lovely spot to unwind with a good book. This is an idyllic, Nantucket vacation home!</p>									
<b>LINK# 75331</b>									
	A \$7,800,000	Pocomo - 84 Pocomo Road	Anathan	15/40	1F	1.40	4/2	LUG3	08/08/12
<p>Waterfront Oasis: Unsurpassed sunsets and stunning 270 degree views from this high parcel in a private location in Pocomo. Views of the upper harbor, Town, Coatue and Medouie Creek. Beach house with wrap around deck affords the best in carefree summer living. Perfect spot to moor a boat.</p>									
<b>LINK# 76637</b>									
	A \$7,900,000	Pocomo - 79 Pocomo Road	Chiesa	15/5	1F	2.58	4/4.5	LUG3	06/20/11
<p>Private, Peaceful, Pocomo Waterfront with dramatic, sweeping views on 2.58 Acres with about 200 feet of frontage and private steps to your own sandy beach. Swim, fish, clam, kayak, windsurf, boat, or unwind. Owning waterfront property allows one the right to obtain 2 moorings. Several indoor living areas, numerous outdoor living options, and plenty of space for all the gear.*** 4/5+ Bedrooms***. You must visit this property to fully appreciate all that it offers &amp; experience the exceptional views. A great multi-generational home.</p>									
<b>LINK# 74680</b>									
	A \$8,995,000	Sconset - 105 Low Beach Road	Briggs	75/33	1F	7.07	5/5	LUG3	09/06/12
<p>SEASMOKE - Surrounded by over 400 acres of conservation land, 780' of pond and ocean frontage and acres of secluded tranquility. This beautiful waterfront property has a private, heated gunite pool and room for a guest cottage and tennis court. The house has 3 working fireplaces and there is a cabana house with a Viking 48" gas grill. The views of the Ocean and pond from every window are fabulous.</p>									
<b>LINK# 74008</b>									
	A \$8,995,000	Dionis - 191 Eel Point Road	Krauter	33/19.1	1F	2.30	5/3+	LUG2	04/18/12
<p>The Nantucket buyer of waterfront property will purchase not just a home, but a lifestyle. This buyer appreciates the sight, sound and scent of the ocean and wants a front row seat. "Point of View" - 2.3 acres of waterfront property, 170 feet of frontage, Madaket Harbor on Nantucket's west end - where sailing, fishing, bird watching, kyacking and beaching are right at your door. The elevation and existing natural landscape create a private setting and the proximity to hundreds of acres of conservation land enhances the escape-to-nature feel of this extraordinary location</p>									
<b>LINK# 75343</b>									
	A \$9,995,000	Wauwinet - 143 Wauwinet Road	Kafer	11/8	1F	2.50	6/3.5	R1/SR1	01/08/09
<p>One of the most spectacular locations on Nantucket, nestled in the dunes on the haulover with incredible views in both directions. Walk out the front door to the beach or down the driveway to the harbor and boat moorings. Enjoy beautiful sunrises and sunsets.</p>									
<b>LINK# 66029</b>									

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	A \$11,995,000	Sconset - 101 Low Beach Road	Urbahn RLТ	75/32	1F	11.99	8/5.5	LUG3	09/05/12
<b>LINK# 76728</b>	<p>A Rare Opportunity to Own the Largest Privately-Owned Compound on Nantucket Island's Exclusive Low Beach Road in 'Sconset. Nestled on 12 acres of pristine native grasslands and heath and neighboring 400 acres of conservation land, this exquisite compound features almost one acre of ocean frontage. Located at the end of a winding road, it is simply unparalleled in privacy. An enchanting seven bedroom main residence, a one bedroom carriage house, a barn and a tennis court are nestled at the end of picturesque Low Beach Road, yet less than two miles from the charming enclave of Siasconset Village. This estate offers exquisite and unparalleled amenities and is an ideal vacation retreat. The property is offered for sale at \$11,995,000. It may be purchased with 107 Low Beach Road for \$16,000,000.</p>								
	A \$13,900,000	Polpis - 9 Fulling Mill Road	Smith	27/25	1F	1.41	6/6+	LUG3	06/09/12
<b>LINK# 76291</b>	<p>"Outlook" The enchanting panoramic views of Nantucket Harbor and the tidal salt ponds from this exquisite and private property are rare and matchless. It is an outstanding property featuring a 5 bedroom 5 bath Main House and a 1 bedroom 1 bath Guest Cottage, all designed by Botticelli and Pohl and built by Hill Construction with extensive attention to detail and quality. The secluded pool and waterfall spa surrounded by beautiful landscaping, a stone terrace with wisteria covered pergola, numerous indoor and outdoor living areas and deeded beach and mooring rights are just a few of the amenities of this spectacular offering!</p>								
	A \$14,750,000	Polpis - 250 Polpis Road	250 Polpis Road LLC	26/26-27	1F	10.00	6/6+	LUG3	06/25/12
<b>LINK# 76431</b>	<p>Beautiful Waterfront Ten Acre Estate in Polpis. Sweeping and endless harbor views with water access to protected and tranquil Polpis harbor for boating and a variety of water activities. Newly renovated four bedroom main house with waterviews from every room. Three floors of living featuring custom millwork, tile, lighting and fixtures. Beautiful gourmet kitchen open to sunny dining and seating areas with fireplace. Lovely open spacious living room with fireplace and dining area open to large covered porch overlooking lawn. Second floor living room with deck and widow's walk access. Ample outdoor furnished living spaces. Full basement with</p>								
	A \$17,950,000	Squam - 7 and 11 Squam Road	Breezy Life Trust	21/8	1F	3.30	10/8+	LUG1	03/19/12
<b>LINK# 75910</b>	<p>Consider this once-in-a-lifetime opportunity to own a magnificent, ocean-front family compound on more than three acres on historic Nantucket Island! Featuring an elegantly-appointed main residence, a guest house, a carriage house, a tennis guest cottage, a four-bay garage, a red-DOMO tennis court, a fully-equipped gym, a swimming pool/jacuzzi with cabana and lovely grounds and two private boardwalks winding to the beach, this estate is beyond compare and truly extraordinary in every way.</p>								
	A \$19,900,000	Squam - 51 Squam Road	River Light X, LLC	13/38	1F	2.40	8/11+	LUG1	08/03/12
<b>LINK# 73037</b>	<p>Truly, one of a kind! Amazing, new, Sam Hill custom built estate with generous attention to quality, details and amenities. The outdoor living space features a glamorous, poolside setting featuring a well-equipped outdoor kitchen with a fireplace, hot tub and a sun shelf that spills into the pool. The site offers privacy, direct beach access and sweeping views over the dunes out to the Atlantic. The property is being offered FULLY furnished and equipped. SHOW TIMES TUESDAYS AND WEDNESDAYS BETWEEN 11-2 WITH 24 HOUR NOTICE.</p>								
	A \$59,000,000	Polpis - 260 Polpis Road	Swain's Point Nominee Trust	25/1	1F	68.60	9/9.5	LUG3	04/27/12
<b>LINK# 76159</b>	<p>A rare opportunity to purchase a one-of-a-kind, waterfront estate on exclusive Nantucket Island. This outstanding property, "Swain's Neck," features spectacular, unobstructed 180-degree views of Polpis Harbor. Spread out on almost 70 acres, the compound features a sprawling main residence which embraces the magnificent views, a charming guest cottage, a private studio/office, a boathouse, a gatehouse with apartment, several fenced-in pastures, a sport court and meticulously manicured grounds and gardens.</p>								

Records: 36 \*Listings: 35

(Note: Statistics do not include Off Market Listings)

**AVERAGE ASKING PRICE: \$7,265,257 \* MEDIAN ASKING PRICE: \$3,747,500 \* AVERAGE DOM: 403**

\* co- and tri-exclusive listings are only counted once.