

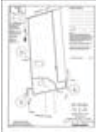





S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	P \$799,000	Madaket - 8 New Jersey Avenue	Hemmer	6031/220	1F	0.28	2/2	V-R	07/12/12
<p>"Paradise Found" in this charming 2 bedroom, 2 bath beach house. Fantastic views of the ocean. 4 bedroom septic allows for expansion possibilities. This pristine property has a large yard and several decks for outdoor living. Live the Nantucket lifestyle with outdoor activities like fishing, crabbing, clamming, scalloping, boating, surfing, kayaking and swimming just to name a few! And oh yes, let's not forget those Madaket sunsets!!</p>									
LINK# 76387									
	P \$1,895,000	Town - 6 Harbor Terrace	Ottinger	55/51	1F	0.20	4/1.5	RC	09/04/12
<p>This waterfront property contains a secret gem of a home, tucked away on the Creeks, east of town. It features superlative, panoramic views of the creeks and harbor, from Brant Point to Town, to Monomoy. By day, watch boating activity, and an abundance of birdlife, all set amidst the extraordinary, constantly changing colors of the palette of a tidal marsh. At night, watch the three lighthouses blinking their signals in the dark. A lovely outdoor area completes the package. As perfect for a year 'round home as it is for seasonal dwelling...You must see this property and experience the incomparable views.</p>									
LINK# 76141									
	U \$10,700,000	Cliff - 1 Sherburne Way	Cliff	30/40	L	0.39	-	R1/SR1	08/25/12
<p>Spectacular Lincoln Circle building lot. Extraordinary Nantucket Sound Views! Over 5000 SF ground cover available.</p>									
LINK# 76473									
	P \$14,700,000	Brant Point - 39 Hulbert Avenue	Nantucket Harbor Properties, 29/19	1F	0.25	5/5+	R1/SR1	08/22/12	
<p>Wonderful, turn of the century, five bedroom waterfront home that has been tastefully restored and enlarged over the years, and always updated and beautifully maintained. An oversized lot with beach, boat moorings right in front and uncompromising 180° views of the channel into Nantucket Harbor, the jetties, boat traffic and Nantucket Sound beyond. A very rare opportunity to acquire a beautiful, waterfront home on Hulbert Avenue, one of the premier addresses on the island.</p>									
LINK# 75352									
	U \$14,995,000	Cliff - 21 Lincoln Avenue	Oversea NT	30/43	1F	1.22	8/3.5	R1/SR1	09/04/12
<p>Oversea is a classic Lincoln Circle property, an iconic Nantucket summer home. This 1.2 acre waterfront property sits high and stately overlooking Nantucket Sound. Its wrap-around porch, generous yard, and stairs to the beach below evoke the nostalgia of summers past: sunshine, salt water, the magic of Nantucket. With 8 bedrooms and 3.5 bathrooms, this Island retreat is perfect for large get-togethers.</p>									
LINK# 75240									
	U \$20,995,000	Cliff - 1 Sherburne Way	Hillman	30/40	1F	1.66	5/4.5	R1/SR1	08/25/12
<p>Spectacular in every way. This newly constructed Nantucket summer home is quintessential 1920's style. Views so grand they are unmatched from any location. The four bedroom, three and a half bath main house sits high above Steps Beach and is accompanied by a two car carriage house with studio living. Newly constructed stairs to the beach offer privacy and convenience for sun, surf and endless days of leisure in the soft sand at one of Nantucket's premiere beaches.</p>									
LINK# 72943									

Records: 6 *Listings: 6

(Note: Statistics do not include Off Market Listings)

AVERAGE ASKING PRICE: \$10,676,800 * MEDIAN ASKING PRICE: \$12,700,000 * AVERAGE DOM: 410

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