










	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$550,000	Sconset - 73 Baxter Road	Brecker Trust	49/27	1F	0.52	5/4	R-20	03/01/12
<p>Classic 1920's 'Sconset Bluff Home with detached garage, beautiful yard and gardens, overlooking the Atlantic, dunes and beach. Property has well maintained and has beautiful, mature landscaping. Common rooms are spacious and open onto wonderful covered porch. Excellent opportunity to renovate existing bluff house or plan for new construction. (Potential buyers should be aware there has been erosion on Sconset's North Bluff).</p>										
LINK# 72907										
	S	\$648,400	Town - 80 Washington Street # 5	Deutsche Bank	42.23/20	Cnd	0.00	2/2.5	RC	03/05/12
<p>FORECLOSURE Resale</p>										
LINK# 75996										
	S	\$1,125,000	Madaket - 9 Head of Plains Road	Nantucket Island Properties,	63/67	L	2.59	-	LUG2	07/24/12
<p>Beautiful, secluded pondfront lot with sweeping ocean views. Private driveway off Head of Plains Road. Deeded beach access will be granted.</p>										
LINK# 75507										
	S	\$1,475,000	Madaket - lots 36&37 Sheep Pond Road	Nantucket Island Properties,	63/65,66	L	4.50	-	LUG2	08/22/12
<p>Beautiful and unique oceanfront/pondfront 4.5+ acre lot with private access off Head of Plains Road. See Access Plan in documents section as plot plan.</p>										
LINK# 75506										
	S	\$5,200,000	Cliff - 15 Hallowell Lane	Greene Family Nominee	30/10	1F	0.58	4/3.5	R-20	08/08/12
<p>SUMMER OF 1928: Rare waterfront property located directly on the calm waters of Nantucket Sound with antique home and private stairs to sandy beach. Panoramic views and great sunsets from the deck nestled in the dunes. Septic plan approved for 4 bedrooms.</p>										
LINK# 76230										
	S	\$6,200,000	Monomoy - 4 Salt Marsh Road	Crane	55/295	1F	5.06	6/7	LUG1	05/01/12
<p>Bright sunlit home, private setting on over 5 acres overlooking harbor and the creeks. Attractive layout offers exceptional entertaining space with multiple common rooms, as well as outdoor decks and porches. Four bedrooms, five baths in main house, pool house has 2 bedrooms, 2 baths and 2 car garage. Unique expansion possibilities allows for 2nd dwelling. Extensive lawn and gardens enclosed by privet hedge.</p>										
LINK# 73758										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$8,350,000	Pocomo - 88 & 90 Pocomo Road	Gamble/PRRT	15/42 & 43	1F	5.66	6/6.5	LUG3	08/31/12
LINK# 74911	<p>"En Fin . . ." At Last. There's nothing more to be said. Finally you'll possess a house on Nantucket with no equal. Commanding views of the harbor, sunrises over Pocomo and sunsets over Coatue and Tuckernuck beyond. Nearly six acres of privacy. Over 1200 feet of private beach. En Fin belongs to the sky and the sand and the sea. Built like a stately ocean liner with glass everywhere, the house is lit by the sun all day long. On summer's warmest days, the southwest breeze brings the cool air of the harbor to your house on the bluff. On cool September nights, the Milky Way arcs over the length of the decks, its reflection shimmering in the water below. This is a house to sit outside in. Historic architecture in the finest location on the island, the former island of its present day. En Fin is built for a lifetime.</p>								
	\$8,665,000	Dionis - 87 Eel Point Road #	Vento	32/11	1F	2.05	6/6	LUG2	08/15/12
LINK# 76686	<p>The Best of Both Worlds - an extremely special offering, situated waterfront in Dionis, not far from Town. Ample room for family and friends in this recently renovated main house and cottage. Steps to an exceptional beach, large stone hearth for chilly evenings.</p>								
	\$18,500,000	Cliff - 25 Lincoln Avenue	One Indian Ave LLC	30/41	1F	0.79	7/9+	R1/SR1	08/28/12
LINK# 73874	<p>Nantucket at its finest. A spacious, well constructed family compound designed and built with unsurpassed quality and thought. Attention has been given to every detail. From its site high on the Cliff next to Steps Beach, there are outstanding views of Great Point, Nantucket Harbor and the Sound from every room. Main house and guest cottage are separated by lawn, pool, and outdoor entertaining area with fireplace, and connected sotto terra. Private stairs to the beach.</p>								

Records: 9 *Listings: 9

AVERAGE SELLING PRICE: \$5,634,822 * MEDIAN SELLING PRICE: \$5,200,000 * AVERAGE DOM: 466