





















	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$425,000	Hummock Pond - 30 Hummock Pond Road FORECLOSURE ReSale	CitiBank	56/85	1F	0.40	5/3	R-20	08/02/12
LINK# 76722										
	S	\$540,000	Hummock Pond - 30 Hummock Pond Road Short Sale Subject to Bank Approval. Two comfortable cottages located in a private setting, with nice landscaping and off street parking. Each has its own private outdoor patio. Each dwelling has its own septic. There is the potential to convert the cottages to condo units.	Ayres(FCL)	56/85	1F	0.40	5/3	R-20	03/23/12
LINK# 72592										
	S	\$845,000	Hummock Pond - 35 Millbrook Road Wonderful space in this light and airy home situated on a half acre private lot at the end of a cul de sac. Boston architect Jim Sandel did the design work. It abuts Pumpkin Farm and Conservation Restricted land. An added bonus is a great artist studio with north facing light with running water and could be used for other purposes. Peaceful and quiet location. Easy access to Cisco Beach, Bartlett Farm and into Town.	Luftman/Burtz	56/317	1F	0.50	4/3	R-20	09/05/12
LINK# 75926										
	S	\$860,000	Hummock Pond - 1 Austin Farm Drive On the way to Cisco! An ideal location for summer or year round living. This custom built, cape style home offers 3 bedrooms, 2 baths, an inviting living area with cathedral ceiling and fireplace and an attached garage. Almost an acre of land and room to expand.	Pearl	56/386	1F	0.92	3/2	R-20	05/15/12
LINK# 74387										
	S	\$875,000	Cisco - 10 Austin Farm Drive Private residence in Austin Farms with extensive mature landscaping, farmer's porch, large back deck and stone patio for outdoor enjoyment. Conveniently located between town and the beach, this is a great opportunity for a large family. Plenty of room for a pool if desired! This property has its own generator.	OConnor(FCL)	56/368	1F	0.93	6/3+	R-20	04/09/12
LINK# 76075										
	S	\$1,000,000	Cisco - 19 Nanahumacke Lane Not Listed in LINK	Kaschuluk Ogren	57/29	L	0.29	-	LUG2	09/28/12
LINK# 76853										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,195,000	Cisco - 20 Nanahumacke Lane	Kaschuluk, Trustee	57/26	L	0.29	-	LUG2	11/14/12
Cisco/Hummock Pond: Tasteful, well-designed neighborhood of only 13 homes, 1.5 miles from Cisco Beach. Abuts hundreds of acres of Conservation land and walking trails. Work with developer/builder to design your home and have it built to your specifications.										
LINK# 76109										
	S	\$1,312,500	Cisco - 5 Moby Way	Moby Way LLC	65/59	1F	0.58	4/2	LUG2	10/19/12
Turn-Key Cisco 4 Bedroom home situated on the end of cul-de-sac. This property offers a strong established rental history, pastoral views & expansion potential. Easy access to popular Cisco Beach - A Surfer's Paradise!										
LINK# 74584										
	S	\$1,400,000	Cisco - 8 New Hummock Circle	Reisman	56/363	1F	0.92	5/3	R-20	07/20/12
Superbly located in a secluded neighborhood at the end of a quiet cul de sac, this 5 bedroom, 3 bath family home is open and bright. Well situated on a large lot, this large family home is equipped with two fireplaces, custom kitchen, high end appliances, separate living areas, two zoned central air, screened in porch, and two decks. Wonderful outdoor space and a two car garage. New Hummock Circle is desirably located with proximity to Cisco Beaches, Bartlett Farm, and Town. Please call to preview.										
LINK# 75965										
	S	\$1,400,000	Hummock Pond - 166 Hummock Pond Road	Pease	65/13	1F	1.84	3/2	LUG2	10/01/12
Not Listed in LINK										
LINK# 76917										
	S	\$1,407,012	Hummock Pond - 12 Austin Farm Drive	B. Page	56/369	1F	0.92	4/4.5	R-20	12/20/12
Desirable Cisco/Hummock Pond location. Colonial style 4 bedroom, 4.5 bath home, tastefully updated (2012) with new custom kitchen, oak floors, tiled baths and more. Features include: AC, in-law's suite, multiple living areas, full basement and 2 garages.										
LINK# 76828										
	S	\$1,425,000	Cisco - 199R Hummock Pond Road	Baker Lot Nominee Trust	65/24	L	1.45	-	LUG2	12/07/12
Beautiful building lot with frontage on Hummock Pond and abutting Land Bank property. Excellent views of the pond and surrounding conservation. Extremely unique opportunity.										
LINK# 76903										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,430,000	Hummock Pond - 82 Millbrook Road	Jasper Nominee Trust	40/79.3	L	3.45	-	LUG2	11/20/12
<p>This oversized lot West of Town features rolling topography, high elevations and waterviews; service by well and septic. Set in a quiet location, about 2 miles from town, with Hummock Pond a mere 350' from the property, this is truly a remarkable opportunity to build your Nantucket Estate!</p>										
LINK# 74928										
	S	\$1,440,000	Cisco - 4 Moby Way	Fisher	65/60	1F	0.50	4/2	LUG2	05/25/12
<p>Simple elegance in Cisco, 3+bedroom home a little more than a 1/2 mile to one of the most beautiful beaches on Nantucket. Private, gracious front and backyards. As you enter the front door you can not help but be struck by the light and airy open layout with windows providing natural light everywhere. Casual and elegant styling easy to fall in love with. Outdoor spaces with a unique charm and serenity. Back deck for outdoor dining & lounging, pergola off the garden room, and bluestone patio deep in the yard. Expansion Potential A Must See!</p>										
LINK# 74275										
	S	\$1,785,000	Cisco - 21 Austine Locke Way	W Duane Realty Trust	82/58	L	0.72	-	LUG2	12/24/12
<p>Rare opportunity in Cisco on a lot that abuts Conservation land with magnificent ocean views. There is a 10 day first right of refusal in place. No commission to be paid to agent that triggers first right of refusal. Three bedroom septic plan included, not installed.</p>										
LINK# 77034										
	S	\$1,795,000	Hummock Pond - 243 Hummock Pond Road	Brown	82/43	L	0.53	-	RC-2	10/05/12
<p>Not Listed in LINK</p>										
LINK# 76911										
	S	\$2,000,000	Cisco - 14 Nanahumacke Lane	Kaschuluk, Trustee	65/80	1F	0.29	4/3.5	LUG3	03/07/12
<p>A dramatic, octagonal dining room overlooking the Pond make this home stand out from all other properties for sale. Living room with fireplace; office; second floor living room with deck overlooking the pond, Conservation Land and some spectacular sunsets. 4 bedrooms, 3 1/2 baths, partially finished basement. House with garage: \$2,169,000. HDC approval for a pool! Price upon request.</p>										
LINK# 75036										
	S	\$2,100,000	Hummock Pond - 52 Hummock Pond Road	Allen	56/285	1F	0.46	4/4	R-20	07/26/12
<p>Completely renovated turn key property in private and serene setting. Excellent location within one mile of historic Nantucket Main Street and popular Cisco Beaches. Nearby access to Bartlett farm, specialty markets, and Miacomet golf course. Designed and executed with care using the highest quality materials and workmanship. Incredible bathrooms with custom tile, lighting and in floor radiant heat. Inviting landscape design featuring a custom gunite pool with bluestone surround in sunny and private rear of the property and a gorgeous blend of stone walls, pathways, and patios, and sunny and shaded garden areas. Furniture and</p>										
LINK# 76199										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$2,300,000	Cisco - 7 Austine Locke Way	O'Brien	82/51	1F	0.67	4/3.5	LUG2	08/31/12
<p>This beautiful, well maintained upside down home offers stunning ocean views and is only a stone's throw from the beach. Featuring four bedrooms, including two private suites, 3.5 baths, a wonderful open great room with cathedral ceilings and stone fireplace, this home provides ample living spaces both inside and out. The grounds are nicely landscaped and there is a path that leads down a sandy road to the ocean. Some of the amenities include central air conditioning, hardwood floors, irrigation system, oversized one car garage and a fabulous location in the quinessential beach neighborhood of Cisco.</p>									
LINK# 75830									
	\$3,800,000	Cisco - 9 Falmouth Avenue	RKF, LLC.	82/423	1F	0.70	5/4.5	LUG2	09/10/12
<p>This wonderful Cisco home offers front row waterviews and easy access to Cisco beach. There is a full, unfinished basement with opportunity to expand the living space. Multiple levels of decks and porches take advantage of the beautiful views - a lower level porch has an outdoor fireplace, great for entertaining! This home is located in a highly sought after rental location should the new owner choose to use it as such. The property is being offered fully furnished including 4 new flatscreen televisions.</p>									
LINK# 75842									

Records: 20 *Listings: 20

AVERAGE SELLING PRICE: \$1,466,726 * MEDIAN SELLING PRICE: \$1,403,506 * AVERAGE DOM: 249