



























	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$300,000	Madaket - 39 South Cambridge Street	Hurd	593/36	1F	0.13	3/2	R-20	04/17/12
<p>Located in Madaket, a quaint beachy village known for spectacular sunsets. This spacious 16' wide townhouse offers 3 bedrooms, 2 baths, 2 decks, new septic, Anderson Windows and vanities. Freshly painted. Close to the South Shore beaches & Smith's Point.</p>										
LINK# 74926										
	S	\$441,365	Madaket - 29 South Cambridge Street	Collette(FCL)	593/31	1F	0.16	3/2	RC-2	10/16/12
<p>FORECLOSURE</p>										
LINK# 76928										
	S	\$558,700	Madaket - 23A Rhode Island Avenue	Allaire	6031/124.3	Cnd	0.00	2/1	V-R	08/17/12
<p>Smith's Point Escape - Charming two bedroom beach house with spectacular views of Madaket Harbor. Put your feet up on the deck and watch the sun go down.</p>										
LINK# 76096										
	S	\$660,000	Madaket - 29 Rhode Island Avenue	Kimmatt	6031/132	1F	0.32	3/1	V-R	09/04/12
<p>Classic three bedroom beach cottage with expansive water views. A large parcel, from which to watch magnificent Madaket sunsets. Enjoy close proximity to fishing, boating and beach front living. Expansion possibilities.</p>										
LINK# 76014										
	S	\$720,000	Madaket - 2 L Street	Taber	594/261	1F	0.46	2/1	V-R	01/13/12
<p>This recently renovated, single-floor Madaket cottage sits on a spacious open lot and has views of Hither Creek. An oversized deck and large yard provide plenty of space to get out and enjoy the quiet surroundings; in addition you can walk to the Madaket Pier. The property directly across the street is owned by Nantucket Land Bank. There is room for expansion and an approved septic plan for 3-bedrooms. This is a unique piece of Madaket real estate!</p>										
LINK# 74549										
	S	\$732,000	Madaket - 16 Ridge Lane	Driggs	38/120	1F	0.23	3/2	LUG2	05/04/12
<p>Lovely, well maintained 3 bedroom, 2 full bath post and beam home, in a quiet setting. Great summer or year round home with fireplace, outdoor shower, large yard and close proximity to conservation land and north shore beaches.</p>										
LINK# 73800										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$740,000	Madaket - 5 C Street	Constable	6021/25	1F	0.37	1/1	V-R	06/21/12
<p>The ocean beckons one from this charming one bedroom winterized cottage situated on a very private and deep 16,000 sf lot in the heart of Old Madaket. Separate workshop/garage. Use as-is, expand, or build your dream beach house that will feature spectacular second-floor panoramic views of Hither Creek, Madaket Harbor, Tuckernuck and beyond. A two bedroom Septi-tech system has been approved. Easy access to beach, boating, bike path, Millie's, and Madaket Market. This view could be yours!</p>										
LINK# 75010										
	S	\$785,000	Madaket - 291 Madaket Road	Egenberg	6012/67	1F	0.55	5/3	R-20	02/02/12
<p>MADAKET CUSTOM HOME WITH distant WATER VIEWS Four Bedroom, three bath home with large in-ground swimming pool and separate hot tub. Spacious interior with custom details throughout and outdoor living at it's best.</p>										
LINK# 75011										
	S	\$785,000	Madaket - 8 New Jersey Avenue	Hemmert	6031/220	1F	0.28	2/2	V-R	09/21/12
<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										
	S	\$790,000	Madaket - 33 Long Pond Drive	Gisler/Johnson Trust	594/13	1F	0.95	4/3	R-20	10/19/12
<p>Spacious Cape located on a private one acre lot. Close proximity to Long Pond, Madaket Beach and Harbor, bike path and the shuttle bus stop. Good rental history.</p>										
LINK# 75843										
	S	\$799,938	Madaket - 6 Arkansas Avenue	Bourke(FCL)	594/133.2	1F	0.48	3/3.5	RC-2	12/14/12
<p>FORECLOSURE</p>										
LINK# 77049										
	S	\$875,000	Madaket - 4 Head of Plains Road	Nantucket Island Properties,	63/7	L	1.84	-	LUG3	08/10/12
<p>Spectacular panoramic view of Conservation land and ocean from this secluded location.</p>										
LINK# 75505										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$880,000	Madaket - 5 California Avenue	Playe	6031/448	1F	0.32	3/2	V-R	09/19/12
<p>Wonderful location overlooking Hither Creek a short distance from the ocean. Sit on the decks to enjoy the magnificent sunsets, kayak in Hither Creek or have a lazy respite in the ocean from this charming Smith Point home. Strong rental history. New septic installed 2012.</p>										
LINK# 76164										
	S	\$967,000	Madaket - 45 Warrens Landing Road	Williams, Trustee	38/53	1F	1.25	4/3	LUG2	10/12/12
<p>4/10 OF A MILE TO WARREN'S LANDING BEACH, this summer cottage features some first floor views of Madaket Harbor and super second floor views! Room to expand or potentially add a second dwelling. Four bedrooms, including a wonderful owner's suite, and three full baths. Open living/dining/kitchen. Newer roof, sidewall shingles, exterior trim and Andersen windows. Approximately 910 sq. ft. of ground cover remaining.</p>										
LINK# 76360										
	S	\$975,000	Madaket - 36 Warrens Landing Road	McNulty	38/44	1F	3.00	3/2.5	LUG2	07/11/12
<p>Extraordinary three-acre parcel on the edge of Eel Point with beautiful views of Madaket harbor and open space. Charming three-bedroom home with open second floor plan with vaulted ceilings.</p>										
LINK# 75886										
	S	\$1,014,950	Madaket - 4 A Street	Oversea West NT	6024/70	1F	0.43	1/1	V-R	11/28/12
<p>The idyllic summer cottage still exists in Old Madaket. Enjoy spectacular Madaket sunsets, as well as views of Hither Creek, and Nantucket Sound to Tuckernuck Island, from this adorable one story home. The house has a full foundation and oil heat, which enables very long seasonal, or even year 'round, usage. The one car garage with attached storage room affords an interesting space to improve, and the four bedroom septic in place offers the possibility of a larger dwelling, or second dwelling with the proper approvals and permits.</p>										
LINK# 76489										
	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	\$1,150,000	Madaket - 39 Tennessee	Kristina Yee, Trustee	594/365	L	0.66	-	V-R	09/12/12
<p>OWN A DOCK! One of just a handful of properties with it's own, floating dock just across the street from, and a short walk over Town land. 2-3 feet of water at low tide. Spectacular second floor views across Town land will be yours! 4 bedroom hi tech septic system installed. Well in, PLUS Town water now in front of the lot! Very unique opportunity. 2,800 sq. ft. available ground cover.</p>										
LINK# 76438										

	S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,200,000	Madaket - 47 Starbuck Road	Grellier	593/51	1F	0.40	3/2.5	R-20	11/30/12
<p>Wonderful Madaket setting with views of Long Pond and the Ocean. Very well-maintained three bedroom home with a large wrap around deck off the living room and dining room.</p>										
LINK# 76444										
	S	\$1,375,000	Madaket - 11 Columbus Avenue	DEG Nantucket LLC	593/111	1F	0.74	4/2	R-20	09/19/12
<p>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.</p>										
LINK# 75993										
	S	\$1,377,700	Madaket - 26 Warrens Landing Road	Talbot	38/11.3	1F	6.40	2/1	LUG3	06/01/12
<p>Not listed in LINK</p>										
LINK# 76404										
	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	\$1,550,000	Madaket - 8 Sheep Pond Road	Old Codjer Realty Trust	63/3	1F	2.22	6/4+	LUG2	10/12/12
<p>Wonderful family compound on 2.2 acres with two, three bedroom homes with good separation between the two. Both dwellings have phenomenal views of the Ocean, beach, Long Pond and Conservation Land and are less than a minute walk to the beach. Detached, oversized two car garage and two storage sheds. Main house has air-conditioning. Smaller dwelling has good rental history.</p>										
LINK# 74785										
	S	\$1,595,000	Madaket - 16 Starbuck Road #	lossa	60/115	1F	0.74	4/3	R-20	10/31/12
<p>Madaket Beach House with wonderful water views and 3/4 of an acre of land. Located only 1/5 of a mile from a stunning beach. Four bedroom upside house, updated in 2007. Mature plantings, large yard, and quiet neighborhood. Expansion possibilities.</p>										
LINK# 76924										

S	Price	Area - Address	Owner	Map/Pcl	Ty	Acres	Br/Ba	Zone	Last Update
	\$2,045,000	Madaket - 5 H Street	Mindrew 2003 Megatrust	60.1.2/54	1F	0.41	4/3.5	R-20	10/15/12
<p>Delight in the comfort of an exquisite home, savor Madaket sunsets over Hither Creek, enjoy swimming, biking and boating nearby. This prime parcel is beautifully landscaped with an approved mooring and offers a fully renovated four bedroom home with high end custom features and water views. A garage, with a half bath, is situated for privacy and set up for entertaining. Three sheds offer convenient storage. Outdoor living is maximized with multiple decks, porches, patios, privacy hedges and generous lawns. Enjoy the special charm of Old Madaket and the many amenities offered in this unique property!</p>									
LINK# 75346									
	\$2,630,000	Madaket - 8 F Street	Taaffe	6021/71	1F	1.02	5/4.5	V-R	11/30/12
<p>Stellar Views of Hither Creek On a clear day, you can even see the Vineyard! Enjoy sunsets over Nantucket Sound, Tuckernuck, and Eel Point. Fabulous family compound on an acre in Old Madaket. Expert craftsmanship and incredible attention to detail including many green features. Practically waterfront with dock access an instant away! A great value!</p>									
LINK# 75068									

Records: 26

*Listings: 26

AVERAGE SELLING PRICE: \$1,059,487 * MEDIAN SELLING PRICE: \$923,500 * AVERAGE DOM: 217