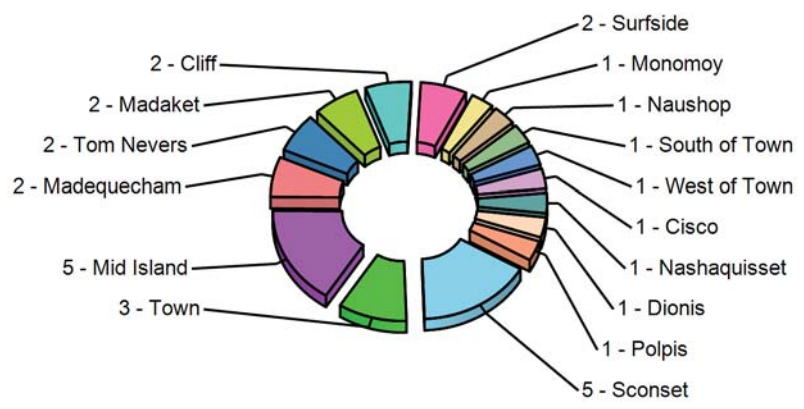
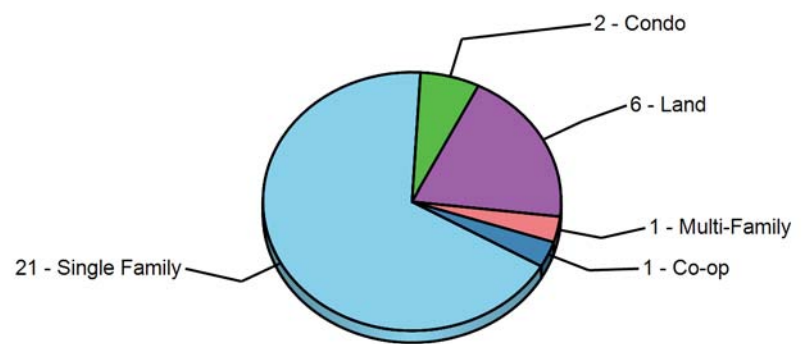


Properties Sold By Area



Properties Sold By Type



LINK Nantucket

Sales History For July 2013

Monday, August 05, 2013

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
Cnd	\$445,000	Town - 95 Orange Street # #2	Nace	Roche	7/17/2013	\$490,000	90.81 %	\$664,500	66.96 %
Cnd	\$450,000	Mid Island - 71B Hinsdale Road # B	Sullivan	Clarke	7/30/2013	\$475,000	94.73 %	\$497,500	90.45 %
1F	\$525,000	Madaket - 270 Madaket Road	Celli	Hamel	7/22/2013	\$538,400	97.51 %	\$485,800	108.06 %
1F	\$545,000	Mid Island - 1 Kinikinnik Way	Mac Donald	Estabrooks	7/22/2013	\$595,000	91.59 %	\$371,100	146.86 %
1F	\$605,000	Town - 82 Union Street	Carlee	Lenihan	7/22/2013	\$639,000	94.67 %	\$906,000	66.77 %
1F	\$650,000	Surfside - 11 Gray Avenue	Westbay Development	Miller	7/2/2013	\$650,000	100.00 %		
1F	\$685,000	West of Town - 61 Cato Lane	Nabulsi	Skehel	7/1/2013	\$699,000	97.99 %	\$755,700	90.64 %
AP	\$722,000	Nashaquisset - 7 Autopscot Circle	Musat-Crandall	Allen	7/25/2013	\$722,000	100.00 %	\$729,800	98.93 %
MF	\$750,000	Sconset - 1 Sconset Avenue	Santos Properties, LLC	Glaser	7/10/2013	\$745,000	100.67 %	\$1,055,100	71.08 %
1F	\$825,000	Mid Island - 8 Perry Lane	Cheney	Olbres	7/1/2013	\$895,000	92.17 %	\$597,400	138.09 %
1F	\$850,000	Naushop - 17 Goldfinch Drive	17 Goldfinch NT	Lyons	7/29/2013	\$895,000	94.97 %	\$811,100	104.79 %
1F	\$900,000	Mid Island - 47B Fairgrounds Road	Forty Seven Fairgrounds Road, LLC	Buzanoski	7/31/2013	\$998,000	90.18 %	\$1,155,790	77.86 %
1F	\$925,000	Sconset - 12 Sconset Avenue	Wright, Trustee	Casner	7/9/2013	\$995,000	92.96 %	\$571,300	161.91 %
1F	\$1,000,000	Madaket - 3 South Cambridge Street	Burke	Sullivan	7/26/2013	\$1,195,000	83.68 %	\$847,200	118.03 %
1F	\$1,025,000	Tom Nevers - 4 Heath Lane	Andrews	Kuncik	7/1/2013	\$1,050,000	97.61 %	\$900,200	113.86 %
1F	\$1,045,000	Madequecham - 7 Wigwam Road	Bush	EJR Family LLC	7/9/2013	\$1,195,000	87.44 %	\$1,333,700	78.35 %
1F	\$1,370,000	Sconset - 15 King Street	Morgan	Thompson	7/1/2013	\$1,499,000	91.39 %	\$984,000	139.22 %
1F	\$1,500,000	Tom Nevers - 21 Wanoma Way	Zappas	Nielson	7/17/2013	\$1,599,000	93.80 %	\$2,025,190	74.06 %
1F	\$1,550,000	Town - 7 New Mill Street	Goetze	Riesenbach	7/2/2013	\$1,750,000	88.57 %	\$1,394,300	111.16 %
1F	\$1,600,000	Madequecham - 40 Madequecham Valley Road	Andrew F. Oates Jr. Revocable Trust	Theodate 2013 LLC	7/24/2013	\$1,725,000	92.75 %	\$1,856,700	86.17 %
1F	\$1,950,000	Cliff - 2 Hamblin Road	Gollin	Johnson	7/2/2013	\$2,350,000	82.97 %	\$2,375,600	82.08 %
1F	\$2,800,000	Polpis - 77 Polpis Road	Young	Pierce	7/10/2013	\$2,800,000	100.00 %	\$2,071,500	135.16 %
1F	\$3,000,000	Dionis - 18 East Tristram Avenue	Tristram Realty LLC	Steinberg	7/15/2013	\$3,995,000	75.09 %	\$1,325,400	226.34 %
1F	\$3,000,000	Monomoy - 15 Brewster Road	Christopher Rich Etal	Berry	7/12/2013	\$3,250,000	92.30 %	\$2,285,300	131.27 %
1F	\$3,200,000	Cliff - 4 Capaum Road	Scott	4&6 Capaum Road RT	7/3/2013	\$3,250,000	98.46 %	\$1,854,400	172.56 %
25	\$31,917,000	Avg Selling Price: \$1,276,680					92.90 %		112.11 %
Land									
L	\$305,000	South of Town - 4 Cato Lane	Irving	Four Cato LLC	7/10/2013	\$329,000	92.70 %	\$221,800	137.51 %
L	\$497,000	Surfside - 25 South Shore Road - Portion	Paulson	Mahoney	7/17/2013	\$519,000	95.76 %	\$350,100	141.95 %
L	\$640,000	Cisco - 32 Somerset Lane	Nantucket Island Ventures LLC	Joulard LLC	7/3/2013	\$745,000	85.90 %	\$407,800	156.93 %
L	\$745,000	Sconset - 8 Hydrangea Lane	Sconset Hydrangeas LLC	W2K Enterprises LLC	7/18/2013	\$795,000	93.71 %	\$706,601	105.43 %
L	\$1,200,000	Mid Island - 40 - 46 Cato Lane	March Hare LLC	Nantucket Land Bank	7/10/2013	\$1,200,000	100.00 %	\$1	
L	\$1,200,000	Sconset - 13 & 15 Burnell Street	Posner - Rudnick	Rudnick	7/9/2013	\$1,285,000	93.38 %	\$1,312,300	91.44 %
6	\$4,587,000	Avg Selling Price: \$764,500					93.58 %		126.65 %
Report Totals									
31	\$36,504,000	Avg Selling Price: \$1,177,548					93.03 %		114.62 %