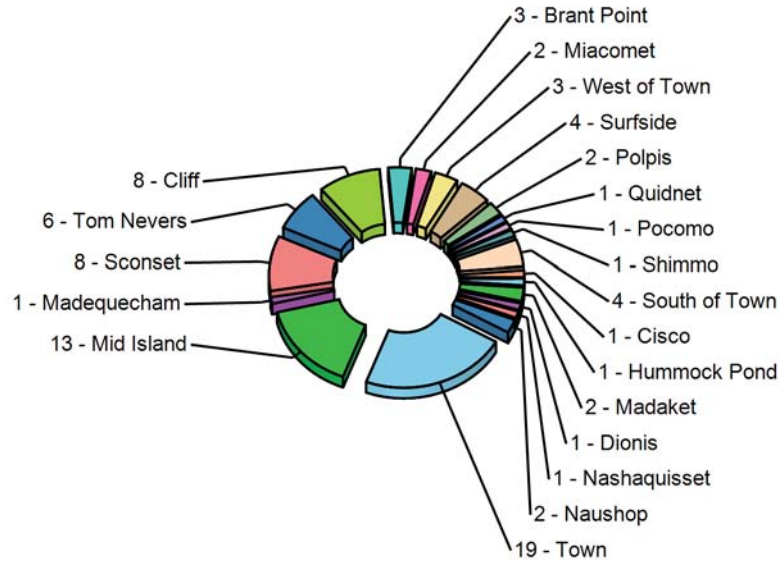
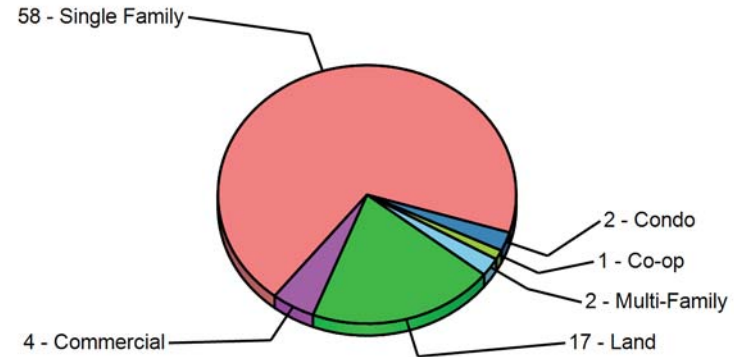


Properties Sold By Area



Properties Sold By Type



	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
Cnd	\$380,000	Mid Island - 7 Bayberry Court	Seven C Nominee Trust	Sevinor	10/31/2014	\$390,000	97.43 %	\$504,600	75.30 %
1F	\$450,000	Mid Island - 00 Weatherly Place	Buzanoski	Giles	10/31/2014	\$450,000	100.00 %	\$246,700	182.40 %
1F	\$465,000	Mid Island - 18 Bartlett Road	Batte	Thompson	10/30/2014	\$465,000	100.00 %		
1F	\$550,000	South of Town - 48 Hooper Farm Road	Reinemo	Corry	10/3/2014	\$550,000	100.00 %	\$363,500	151.30 %
1F	\$585,000	Tom Nevers - 1 Arlington Street	Sweeney	Roisaac	10/24/2014	\$585,000	100.00 %	\$558,800	104.68 %
1F	\$647,500	Sconset - 84 Baxter Road	Family Trust with US Bank	Butler	10/24/2014	\$915,000	70.76 %	\$2,070,400	31.27 %
1F	\$708,000	Tom Nevers - 6 Berkley Street	Rosato	Ard	10/1/2014	\$708,000	100.00 %	\$706,600	100.19 %
1F	\$800,000	Madaket - 5 Arkansas Avenue	Wallace	Zumb	10/7/2014	\$875,000	91.42 %	\$557,300	143.54 %
1F	\$825,000	Mid Island - 56 Hooper Farm Road	Anthony Marks	Neilsen	10/7/2014	\$850,000	97.05 %	\$696,000	118.53 %
1F	\$825,000	Surfside - 8 Woodland Drive	Ward	Kumar	10/29/2014	\$880,000	93.75 %	\$741,700	111.23 %
MF	\$850,000	Town - 50 Union Street	Union Street Trust	Swett	10/15/2014	\$895,000	94.97 %	\$886,300	95.90 %
1F	\$855,200	Madaket - 35 & 37 Sheep Pond Road	Ackerman	Jordan	10/21/2014	\$855,200	100.00 %	\$1,118,500	76.45 %
AP	\$897,000	Nashaquisset - 30 Washaman Avenue	Daniels	Peterson	10/24/2014	\$910,000	98.57 %	\$659,300	136.05 %
1F	\$930,000	Sconset - 7 Bank Street	Cohen	McCormick	10/22/2014	\$1,070,000	86.91 %	\$836,000	111.24 %
1F	\$950,000	Sconset - 11 Sconset Avenue	Bates	Cantone	10/10/2014	\$995,000	95.47 %	\$946,000	100.42 %
1F	\$962,500	Naushop - 10 Goldfinch Drive	Cohen	Howland	10/23/2014	\$1,039,000	92.63 %	\$718,400	133.97 %
1F	\$995,000	Tom Nevers - 17 Arlington Street	Allegrini	Nantucket Golf Club Inc	10/1/2014	\$995,000	100.00 %	\$711,700	139.80 %
MF	\$1,000,000	Surfside - 26 Pequot Street #	Porter	Buzanoski	10/24/2014	\$1,000,000	100.00 %	\$1,321,300	75.68 %
1F	\$1,050,000	Town - 27 North Liberty Street #	Newman	Hobby	10/10/2014	\$1,050,000	100.00 %	\$1,333,300	78.75 %

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Sales History For October 2014

Wednesday, November 05, 2014

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
Homes									
1F	\$1,140,000	Town - 5 York Street	Barnes	Ash	10/7/2014	\$1,295,000	88.03 %	\$979,500	116.38 %
1F	\$1,212,500	Cliff - 22 Cliff Road	Weber	FHLP LLC	10/23/2014	\$1,375,000	88.18 %	\$1,484,300	81.68 %
1F	\$1,275,000	West of Town - 23 Meadow View Drive	Montassir	Daniels	10/31/2014	\$1,295,000	98.45 %	\$914,400	139.43 %
1F	\$1,350,000	Town - 23 Union Street	Powers	Frohling	10/17/2014	\$1,395,000	96.77 %	\$1,602,500	84.24 %
1F	\$1,425,000	Town - 70 Union Street	70 Union Street Realty Trust	Great Harbor Yacht Club INC	10/23/2014	\$1,625,000	87.69 %	\$1,253,100	113.71 %
1F	\$1,450,000	Surfside - 73 Fairgrounds Road	Garrabrant	Murray	10/1/2014	\$1,650,000	87.87 %	\$1,036,600	139.88 %
1F	\$1,450,000	Tom Nevers - 91 Tom Nevers Road	Cameron Trust	91 Tom Nevers Road Realty Trust	10/10/2014	\$1,495,000	96.98 %	\$1,316,300	110.15 %
1F	\$1,456,000	Town - 94 Orange Street	Emery	Haley	10/20/2014	\$1,495,000	97.39 %	\$1,452,800	100.22 %
1F	\$1,487,500	Madequecham - 18 Madequecham Valley Road	18 Madequecham Valley Road N.T.	Johnson	10/16/2014	\$1,500,000	99.16 %	\$1,726,300	86.16 %
1F	\$1,537,500	Town - 4 Madaket Road	VVH Holding Corp	Cox	10/10/2014	\$1,695,000	90.70 %	\$718,100	214.10 %
1F	\$1,620,000	South of Town - 2 Finback Lane	EK Associates LLC	AckNorthstar Properties LLC	10/24/2014	\$1,650,000	98.18 %		
Cnd	\$1,620,000	Town - 134 Main Street # 4	Lamb	Levy	10/15/2014	\$1,675,000	96.71 %	\$902,200	179.56 %
1F	\$1,675,000	Brant Point - 4 Stone Barn Way	East Wind NT	ABH LLC	10/31/2014	\$1,795,000	93.31 %	\$1,892,200	88.52 %
1F	\$1,725,000	Mid Island - 10 Upper Tawpawshaw Road	Brazilian	Ten Upper Tawnominee Trust	10/22/2014	\$1,995,000	86.46 %	\$1,774,500	97.21 %
1F	\$1,727,500	Town - 26 Union Street	Goodwin/Doswell	2 Avery St LLC	10/15/2014	\$1,875,000	92.13 %	\$2,235,100	77.28 %
1F	\$1,875,000	Brant Point - 45 Easton Street	Pollard	Brant Point LLC	10/16/2014	\$1,995,000	93.98 %	\$1,783,000	105.15 %
1F	\$2,000,000	Town - 36.5 Union Street	Williams	Williams	10/31/2014	\$2,000,000	100.00 %	\$1,633,300	122.45 %
1F	\$2,025,000	Cisco - 14 Ahab Drive	Jackson	Bulczynski	10/21/2014	\$2,200,000	92.04 %	\$1,409,400	143.67 %
1F	\$2,150,000	Town - 30 Vestal Street	Webb	Clausson	10/15/2014	\$2,250,000	95.55 %	\$1,582,500	135.86 %
1F	\$2,200,000	Tom Nevers - 24 Wanoma Way	Wanoma Realty LLC	Kearns	10/7/2014	\$2,375,000	92.63 %	\$2,058,600	106.86 %
1F	\$2,220,000	Miacomet - 142 Miacomet Road	Broadus	Knopp	10/10/2014	\$2,295,000	96.73 %	\$1,500,400	147.96 %
1F	\$2,300,000	Town - 121 Washington Street	Aguiar	Kershaw	10/27/2014	\$2,300,000	100.00 %	\$1,368,500	168.06 %
1F	\$2,505,000	Sconset - 23 Ocean Avenue	Rosene/Toop	Clark	10/31/2014	\$2,795,000	89.62 %	\$2,142,500	116.91 %
1F	\$2,530,000	Surfside - 144 Surfside Road	144 Surfside Road LLC	Muldowney	10/10/2014	\$2,595,000	97.49 %	\$1,556,700	162.52 %
1F	\$2,550,000	Cliff - 4 The Captains Lane	Pope	4 TCL LLC	10/10/2014	\$2,845,000	89.63 %	\$1,939,900	131.45 %
1F	\$2,585,000	Brant Point - 10 Brant Point Road	The Whatever Trust	Brant Point Partners LLC	10/29/2014	\$2,695,000	95.91 %	\$2,236,100	115.60 %
1F	\$2,612,500	Miacomet - 10 Ellens Way	Bluefin Partners, LLC	10 Ellens Way LLC	10/8/2014	\$2,875,000	90.86 %		
1F	\$2,700,000	Town - 72 Washington Street	Aladjem	Nantucket Land Bank	10/16/2014	\$2,995,000	90.15 %	\$1,863,800	144.86 %
1F	\$2,750,000	Polpis - 146 Polpis Road	von Summer	Jensen	10/6/2014	\$2,995,000	91.81 %	\$2,397,800	114.68 %
1F	\$2,750,000	West of Town - 16 Meadow Lane	Hill	McHugh	10/15/2014	\$2,975,000	92.43 %	\$2,355,200	116.76 %
1F	\$2,800,000	Town - 8 Winter Street	Grote	Huntington	10/17/2014	\$2,995,000	93.48 %	\$2,121,800	131.96 %
1F	\$2,900,000	Polpis - 173 Polpis Road	Stamper Revocable Trust	Mell	10/3/2014	\$3,350,000	86.56 %	\$2,918,000	99.38 %
1F	\$2,950,000	Quidnet - 21 Quidnet Road	White	21 Quidnet Road LLC	10/10/2014	\$2,995,000	98.49 %	\$2,952,400	99.91 %
1F	\$3,200,000	Town - 4 Winn Street	Grimshaw, Broker/Owner	Roberts	10/6/2014	\$3,695,000	86.60 %	\$1,991,300	160.69 %
1F	\$4,100,000	Town - 131 Main Street	Seabird LLC	Barclay LLC	10/24/2014	\$4,200,000	97.61 %	\$1,551,400	264.27 %
1F	\$4,200,000	Sconset - 9 Jennifer Lane	Yearley	Jacobson	10/1/2014	\$4,200,000	100.00 %	\$3,220,000	130.43 %
1F	\$4,400,000	Cliff - 7 Washing Pond Road	Raiser	Reichard	10/23/2014	\$4,850,000	90.72 %	\$2,770,900	158.79 %
1F	\$4,700,000	Town - 94 Main Street	Estate of Katherine Lodge	Nomor LLC	10/27/2014	\$4,900,000	95.91 %	\$5,575,300	84.30 %
1F	\$4,995,000	Town - 92 Washington Street Extension	AckEasy, LLC	Greater State Properties LLC	10/16/2014	\$5,995,000	83.31 %	\$2,140,900	233.31 %
1F	\$5,000,000	Cliff - 2 Capaum Road	2 Capaum Road Nominee Trust	Keith	10/6/2014	\$5,295,000	94.42 %	\$2,940,700	170.02 %
1F	\$6,150,000	Pocomo - 3, 5 & 7 Lauretta Lane	Seller	Beaudette	10/3/2014	\$6,400,000	96.09 %	\$6,131,900	100.29 %
1F	\$6,300,000	Cliff - 3 Capaum Pond Road	2 Avery Street LLC	Three Capaum Pond Road LLC	10/8/2014	\$6,750,000	93.33 %	\$5,244,900	120.11 %
1F	\$6,650,000	Cliff - 11 Hinckley Lane	Sand & Weed, LLC	Six Sea LLC	10/10/2014	\$6,650,000	100.00 %	\$1,596,400	416.56 %

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Sales History For October 2014

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Homes									
1F	\$7,100,000	Shimmo - 4,5,6 Harborview Drive and 44 Brewster Road	Windswept Shimmo Inc	Oak Hill Investments LLC	10/20/2014	\$7,800,000	91.02 %	\$7,897,600	89.90 %
63	\$138,073,700	Avg Selling Price: \$2,191,646					94.18 %		128.13 %
Land									
L	\$250,000	Mid Island - 1 Weatherly Place	Buzanoski	Weinman	10/6/2014	\$250,000	100.00 %		
L	\$350,000	Mid Island - 54R Old South Road	Dunn	Maury	10/23/2014	\$350,000	100.00 %	\$194,000	180.41 %
L	\$400,000	Mid Island - 3 Cachalot Lane	EBOSCO, LLC	Paulauskas	10/31/2014	\$450,000	88.88 %	\$393,300	101.70 %
L	\$450,000	Mid Island - 13 & 15 Spearhead Road	Kenneth Coffin, Inc.	Sayle	10/27/2014	\$450,000	100.00 %		
L	\$455,000	South of Town - 71 Fairgrounds Road	Garrabrant	Murray	10/1/2014	\$495,000	91.91 %	\$380,700	119.51 %
L	\$485,000	Naushop - 32 Killdeer Lane	Jungherr	Colangelo	10/17/2014	\$485,000	100.00 %	\$336,100	144.30 %
L	\$605,000	Mid Island - 11 Upper Tawpawshaw Road	Gabel	Silva	10/1/2014	\$649,000	93.22 %	\$678,900	89.11 %
L	\$645,000	Mid Island - 7 Amelia Drive	Glidden & Glidden, P.C.	August Pointe LLC	10/3/2014	\$695,000	92.80 %	\$498,100	129.49 %
L	\$675,000	Hummock Pond - 63 Hummock Pond Road	McGrath	Grey Woods LLC	10/21/2014	\$749,000	90.12 %	\$393,300	171.62 %
L	\$760,000	Tom Nevers - 10 Wrights Landing	Nanticut Realty Trust	Swenson	10/21/2014	\$795,000	95.59 %	\$695,800	109.22 %
L	\$800,000	Sconset - 12 Clifton Street	Wind River	Fogarty	10/3/2014	\$895,000	89.38 %		
L	\$1,270,000	Sconset - 24 Coffin Street	Coffin Street LLC	Kroll	10/23/2014	\$1,270,000	100.00 %		
L	\$1,425,000	Sconset - 20 McKinley Avenue	Hayden	Dorton	10/30/2014	\$1,495,000	95.31 %		
L	\$1,600,000	Cliff - 2 North Star Lane	Clark	Emmy Real Estate LLC	10/3/2014	\$2,050,000	78.04 %	\$1,665,000	96.09 %
L	\$1,625,000	West of Town - 10 Old Westmoor Farm Road	Eugene Hanley	Mills	10/24/2014	\$1,725,000	94.20 %		
L	\$2,500,000	Cliff - 23 & 25 Pilgrim Road	Dougherty	Levine	10/1/2014	\$2,500,000	100.00 %	\$1,123,000	222.61 %
L	\$3,750,000	Dionis - 222 Eel Point Road	DSR Eel Point LLC	Reiland	10/10/2014	\$3,850,000	97.40 %	\$2,971,200	126.21 %
17	\$18,045,000	Avg Selling Price: \$1,061,471					94.52 %		135.48 %
Commercial									
Com	\$717,000	Town - 117 Orange Street	Young	Bloom	10/30/2014	\$750,000	95.60 %	\$758,900	94.47 %
Com	\$950,000	South of Town - 2 Lovers Lane	Glowacki	Richmond Development	10/10/2014	\$950,000	100.00 %	\$792,900	119.81 %
Com	\$2,200,000	Mid Island - 117 Pleasant Street	Davis, Trustee	Kilvert	10/31/2014	\$2,500,000	88.00 %	\$1,368,600	160.74 %
Com	\$2,381,818	Mid Island - 54 Old South Road	Dunn	Maury	10/23/2014	\$2,381,818	100.00 %	\$1,321,700	180.20 %
4	\$6,248,818	Avg Selling Price: \$1,562,205					95.90 %		138.81 %
Report Totals									
84	\$162,367,518	Avg Selling Price: \$1,932,947					94.33 %		129.78 %