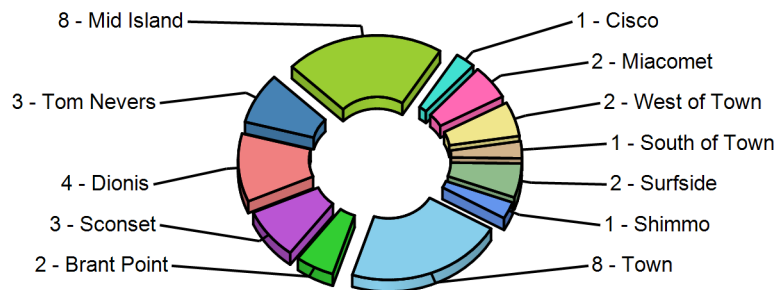
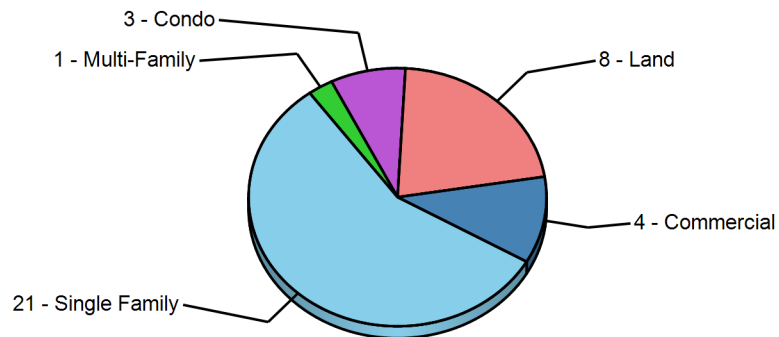


**Properties Sold By Area**



**Properties Sold By Type**



# LINK Nantucket

## Sales History For January 2015

Thursday, February 05, 2015

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assessed Value	AV of SP % +/-
<b>Homes</b>									
1F	\$370,000	Miacomet - 65R Miacomet Avenue	Access Nantucket	Nesselrodt	1/30/2015	\$395,000	93.67 %		
Cnd	\$465,000	Mid Island - 1 Hull Lane # 2	Denis H. Gazaille, Trustee	Fine	1/6/2015	\$495,000	93.93 %	\$282,000	164.89 %
Cnd	\$545,000	Mid Island - 13A Mary Ann Drive # Front Unit	Lemberg Son & Daughter LLC	Judd	1/30/2015	\$545,000	100.00 %	\$448,400	121.54 %
1F	\$565,000	South of Town - 24 Essex Road	Merlos	Francis	1/22/2015	\$595,000	94.95 %	\$484,500	116.61 %
1F	\$615,000	Miacomet - 3 Swayzes Drive	Residential Investments LLC	Traywick	1/16/2015	\$615,000	100.00 %	\$766,100	80.27 %
MF	\$625,000	Mid Island - 6 Boynton Lane	Fisher	Hughes	1/7/2015	\$625,000	100.00 %	\$615,600	101.52 %
Cnd	\$626,721	West of Town - 82 Somerset Road # 2	Clarke	Lundeen	1/18/2015	\$626,721	100.00 %	\$507,700	123.44 %
1F	\$742,500	Town - 7 Atlantic Avenue	Thomas	McGillin	1/21/2015	\$795,000	93.39 %	\$476,100	155.95 %
1F	\$756,000	Mid Island - 5 Equator Drive	Crawford Trustee	Manning	1/7/2015	\$775,000	97.54 %	\$519,600	145.49 %
1F	\$790,000	Mid Island - 12A Surfside Drive	Aguiar	Middleton	1/30/2015	\$825,000	95.75 %	\$646,400	122.21 %
1F	\$987,000	Town - 1 High Street	David	Simoff	1/23/2015	\$999,000	98.79 %	\$1,165,200	84.70 %
1F	\$1,182,500	Tom Nevers - 2 Exeter Street	Halford	Heise	1/15/2015	\$1,250,000	94.60 %	\$1,181,600	100.07 %
1F	\$1,275,000	Town - 22 York Street	Heap	Davis	1/14/2015	\$1,495,000	85.28 %	\$785,800	162.25 %
1F	\$1,312,500	Sconset - 1 Chapel Street	Banks Trust	Little Starbuck RT	1/23/2015	\$1,495,000	87.79 %	\$649,800	201.98 %
1F	\$1,750,000	Tom Nevers - 28 Wanoma Way 10 Mayhew Road	Smee	Sutka	1/9/2015	\$1,850,000	94.59 %	\$1,879,600	93.10 %
1F	\$1,762,500	Surfside - 11 Okorwaw Avenue	Ryan	PF Trust	1/12/2015	\$1,895,000	93.00 %	\$1,481,700	118.95 %
1F	\$1,795,000	Town - 18 Union Street	Biggs Nantucket Realty Trust	Perry	1/7/2015	\$1,795,000	100.00 %	\$2,093,600	85.73 %
1F	\$1,800,000	Town - 21 West Chester Street	West Chester Street Nominee Trust	21 West Chester Street LLC	1/30/2015	\$1,885,000	95.49 %	\$1,191,500	151.07 %
1F	\$2,125,000	Tom Nevers - 5 Parson Lane	Gries	Ice Bear LLC	1/6/2015	\$2,295,000	92.59 %	\$1,831,900	115.99 %
1F	\$2,125,000	Town - 78 Pleasant Street	Gottesman	Maisto	1/20/2015	\$2,350,000	90.42 %	\$1,749,100	121.49 %
1F	\$2,710,000	Sconset - 31 Main Street	Tarlov Barbul	Holt	1/5/2015	\$2,975,000	91.09 %	\$1,784,000	151.90 %
1F	\$4,300,000	Cisco - 5 Caroline Way	Greene Trust	SPF Cisco LLC	1/14/2015	\$4,200,000	102.38 %	\$2,509,300	171.36 %
1F	\$5,400,000	Dionis - 77 Eel Point Road	Farrell Revocable Trust	Sabet	1/15/2015	\$5,995,000	90.07 %	\$6,671,600	80.94 %
1F	\$8,900,000	Brant Point - 43 Hulbert Avenue	Sea Plum Nominee Trust et al	Hulbert Acquisition LLC	1/15/2015	\$10,495,000	84.80 %	\$10,497,900	84.77 %
1F	\$10,875,000	Brant Point - 62 Hulbert Avenue & 61 Walsh Street	Sixty-Two Hulbert Avenue LLC	Gracie Island LLC	1/9/2015	\$12,500,000	87.00 %	\$6,450,000	168.60 %
<b>25</b>	<b>\$54,399,721</b>	<b>Avg Selling Price: \$2,175,989</b>					<b>94.29 %</b>		<b>126.03 %</b>
<b>Land</b>									
L	\$350,000	Mid Island - 4 Corby Way	Metcalfe	Eighth Avenue South LLC	1/22/2015	\$399,999	87.50 %	\$265,000	132.07 %
L	\$425,000	West of Town - 2 Cato Lane #	Burke	Too Cato LLC	1/6/2015	\$425,000	100.00 %	\$221,000	192.30 %
L	\$837,500	Dionis - 7 Primrose Lane	Raphelson, Trustee	CHC Development LLC	1/8/2015	\$875,000	95.71 %	\$889,300	94.17 %
L	\$837,500	Dionis - 9 Primrose Lane	Raphelson, Trustee	CHC Development LLC	1/8/2015	\$875,000	95.71 %	\$884,300	94.70 %
L	\$930,000	Surfside - 23 Boulevarde	Simpson	23 Boulevarde RT	1/6/2015	\$949,000	97.99 %	\$467,100	199.10 %
L	\$1,095,000	Sconset - 63A Burnell Street	Erika D. Mooney Living Trust	Majernik	1/14/2015	\$1,195,000	91.63 %		
L	\$1,450,000	Dionis - 4 Barstow Road	Robin Russell	Ram Island LLC	1/15/2015	\$1,500,000	96.66 %	\$1,136,000	127.64 %
L	\$2,250,000	Shimmo - 21 Pippens Way	Pippen's Way, LLC	Lindsay	1/9/2015	\$2,500,000	90.00 %		
<b>8</b>	<b>\$8,175,000</b>	<b>Avg Selling Price: \$1,021,875</b>					<b>94.40 %</b>		<b>140.00 %</b>

# LINK Nantucket

## Sales History For January 2015

Thursday, February 05, 2015

	Selling Price	Area - Address	Seller	Buyer	Date	Asking Price	AP of SP % +/-	Assesed Value	AV of SP % +/-
<b>Commercial</b>									
Com	\$575,000	Mid Island - 1 Macy Lane # E-1, E-2, E-3	GEM Realty Trust	Macy Realty LLC	1/6/2015	\$579,000	99.30 %	\$634,100	
Com	\$635,000	Mid Island - 7 Boynton Lane	Campanale	Kinney	1/15/2015	\$665,000	95.48 %	\$488,900	129.88 %
Com	\$2,400,000	Town - 14 Easy Street	Lobster Pot Trust	Easy Street LLC	1/13/2015	\$2,895,000	82.90 %	\$2,372,000	101.18 %
Com	\$2,900,000	Town - 21 South Water Street	J. Arno Inc.	Water Street Investors LLC	1/7/2015	\$2,900,000	100.00 %	\$1,872,200	154.89 %
<b>4</b>	<b>\$6,510,000</b>	<b>Avg Selling Price: \$1,627,500</b>					<b>94.42 %</b>		<b>128.65 %</b>
<b>Report Totals</b>									
<b>37</b>	<b>\$69,084,721</b>	<b>Avg Selling Price: \$1,867,155</b>					<b>94.33 %</b>		<b>128.81 %</b>