
































	S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$250,000	Town - 7D Bayberry Circle Not listed in LINK	Marshall-Jones	55 /	Cnd	0.00	0/2	RC-2	12/21/09
LINK# 73459										
	S	\$276,400	Town - 159 Main Street Not listed in LINK recently converted to condo unit, 1/2 of existing duplex sold	Payne	41 /	Cnd	0.00	0/0		12/04/09
LINK# 73460										
	S	\$277,000	Mid Island - 22A Park Circle FORECLOSURE RE-SALE	Watson/JPMorgan Chase Ba	69 /	Cnd	0.00	3/2.5	RC-2	12/03/09
LINK# 73451										
	S	\$360,000	West of Town - 10 Pinkham Circle This privately treed lot is located just west of town and is situated quietly at the end of a cul de sac in Hussey Farms. Current zoning allows for a home to be built with over 2500 square feet of ground cover in this quaint neighborhood. This great location offers close proximity to town, schools, bike paths, Bartlett Farms, East Coast Seafood and Cisco beach.	Hartley	56 / 55	L	0.47	-	R-20	12/21/09
LINK# 71303										
	S	\$400,000	South of Town - 9 Brinda Lane FORECLOSURE RE-SALE	US Bank (Flye FCL)	67 /	1F	0.61	2/1.5	R10/SR	12/09/09
LINK# 73453										
	S	\$480,000	Mid Island - 12 B Daffodil Lane Custom built 2 bedroom 1.5 bath cottage. This property features high quality workmanship, cathedral ceilings, and a bright and airy floor plan. There is reclaimed antique oak flooring throughout, custom kitchen built ins, main floor bedrooms and a wonderful upstairs living area with central air.	Robinson	68 / 658	AP	0.14	2/1.5	R-20	12/15/09
LINK# 73286										

	S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$547,500	West of Town - 33 Surfside Road	Stone	55 / 51	1F	0.16	3/2	R10/SR	12/22/09
<p>LINK# 72890</p> <p>Centrally located three bedroom with loft, two bathroom home between town and Surfside Beach. Come and see the recent updates including fresh white paint, new berber carpeting and new appliances. Take advantage of the wood burning stove in the living room and lower your heating costs. Terrific value.</p>										
	S	\$555,000	West of Town - 29 Surfside Road	Moore	55 / 43	1F	0.17	3/2	R10/SR	12/31/09
<p>LINK# 72975</p> <p>BETWEEN TOWN & BEACH Cape style home with three bedrooms and two baths located halfway to beach and Town. Excellent condition. Nicely landscaped with mature plantings and off street parking down a private lane. Great value.</p>										
	S	\$740,000	Miacomet - 10 Sleepy Hollow	Viano	66 / -	Cnd	0.29	4/3.5	R-20	12/16/09
<p>LINK# 73193</p> <p>This lovely four bedroom home is located on a shelled street tucked away in a quiet spot in Miacomet. The house offers two master suites along with two ample guest bedrooms. The open living area and large yard make this a wonderful place for entertaining guests and enjoying summer living. This property would make for a fabulous home for year around living as well! Located in close proximity to some of the island's favorites such as the South Shore beaches, Bartlett Farm, East Coast Seafood, Cisco Brewery, bike paths and shuttle access!</p>										
	S	\$750,000	Tom Nevers - 5 Ipswich Street	Davis	7132 / 0	1F	0.18	1/3	LUG3	12/18/09
<p>LINK# 72947</p> <p>GREAT BEACH HOUSE! Close to 'Sconset and just a couple of miles from Pebble Beach, this one bedroom, three bath home, plus a den and an office affords everything you need in a cozy island getaway with great space for entertaining.</p>										
	S	\$750,000	Fishers Landing - 51 Ridge Lane	Conforti	38 / 72	1F	0.25	3/2.5	LUG2	12/01/09
<p>LINK# 73210</p> <p>Fisher's Landing This three bedroom two and a half bath home offers spacious first floor living along with an open and airy living/dining/ kitchen area on the second floor. Numerous decks for outdoor living. Ample room for expansion on this corner lot abutting conservation.</p>										
	S	\$800,000	Polpis - 32 Polpis Road	Gregoire and Simonsis	54 / 3	1F	1.00	4/3.5	LUG1	12/21/09
<p>LINK# 72993</p> <p>One acre parcel containing a 3-bedroom Main house and 1 bedroom guest cottage adjacent to the State forest. Nicely wooded lot, easy access to the Polpis Road bike path and harbor beach in Shimmo.</p>										

	S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$810,000	Fishers Landing - 50 Ridge Lane	Davis	38 / 71	1F	0.24	3/2	LUG2	12/03/09
<p>Adorable three bedroom, two bath meticulously maintained cape house on a quarter acre. Located on a very quiet lane in Fisher's Landing, with green space on two sides. Short distance to Madaket Harbor and hundreds of acres of conservation land. Plenty of room for expansion and/or second dwelling/garage. Great value!</p>										
LINK# 72971										
	S	\$811,750	Surfside - 12 Field Avenue	Gallina	80 /	1F	1.00	3/2.5	LUG1	12/14/09
<p>FORECLOSURE</p>										
LINK# 73449										
	S	\$843,375	Town - 5 Gardner Street	Hile	42.33 / B	1F	0.05	2/1	ROH/S	12/01/09
<p>"Sweet Pea" Charming two bedroom one bath "pied-a-terre" located in the heart of Nantucket's historic district. Spacious living room with fireplace and cathedral ceiling opens into the kitchen and dining area which provide access to a lovely private back yard.</p>										
LINK# 71191										
	S	\$850,000	Madaket - 6 Sheep Pond Road #	NMR Realty Trust	63 / 7	L	1.23	-	LUG2	12/29/09
<p>Enjoy Beautiful Sunsets from this Ocean View land in Madaket. Escape to the quiet and serene solitude of Sheep Pond Road. A rare opportunity to own vacant land in Madaket with sweeping views of the Ocean. A great time to build on this large lot.</p>										
LINK# 73452										
	S	\$985,000	Cisco - 22 Nanahumacke Lane	Kaschuluk, Trustee	57 / 12	L	0.29	-	LUG2	12/16/09
<p>Cisco/Hummock Pond: Just about a mile from Cisco Beach, this lot has wonderful pond views and abuts hundreds of acres of conservation land. Town water and septic system in place. Work with the developer to design and build your dream house.</p>										
LINK# 71965										
	S	\$1,350,000	Quidnet - 1 Chase Lane	Legge	21 / 3	1F	2.76	2/2	LUG3	12/03/09
<p>THREE INCREDIBLE ACRES-TWO ADORABLE COTTAGES-ONE GREAT DEAL! Follow a long and winding drive to two like-new cottages magically set in the Quidnet countryside on almost three peaceful and private acres. This exceptional property is ideally located close to the Quidnet waterfront, Polpis Harbor, Wauwinet and Sconset and offers room for a pool, tennis court, barn or expansion of both dwellings...the possibilities are limitless. Come to the east end of Nantucket and enjoy perfect pastoral views, pure sunlight and the sounds of silence. Move right in and enjoy carefree living.</p>										
LINK# 71910										

	S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$1,407,550	Surfside - 21 Western Ave FORCLOSURE RE-SALE	Sovereign Bank	87 /	1F	0.23	4/3+	R-20	12/29/09
LINK# 73458										
	S	\$1,499,000	Sconset - 36 Shell Street "Robin's Nest" Charming four bedroom, two and a half bath home privately situated in the heart of 'Sconset. Relax on the shady front porch or enjoy the sun on the rear deck and patio. Oversized parcel offers expansion potential.	Raymond	7313 / 5	1F	0.19	4/2.5	R1/SR1	12/23/09
LINK# 72451										
	S	\$1,500,000	Sconset - 4 Hawks Circle Located moments from charming Siasconset Village and diagonally across the way from direct beach access, this .61 acre lot is a rare opportunity to build a wonderful family home with potential water views. This property has frontage on both Hawks Circle and prestigious Low Beach Road.	Martin	74 / 1	L	0.61	-	SR-20	12/23/09
LINK# 72868										
	S	\$1,680,000	Mid Island - 1 Middle Tawpawshaw 5 Bedroom home in Tetawkimmo complete with outdoor pool, two studio suites, top end kitchen, full basement with walk out stair and one car garage. Nestled in on almost a half acre this property abuts significant conservation land for walking and riding. This property is a wonderful family home for summer and year round living.	Conte	53 / 25 She	1F	0.37	5/5.5	LUG3	12/02/09
LINK# 71474										
	S	\$1,925,000	Town - 12 Darling Street Beautiful Federal style home on one of the most sought after streets in the Historic District. Carefully restored, maintaining the original trim, floors, moldings and architectural integrity of this little jewel.	Roy - Tofalli	42.32 / -	1F	0.04	4/4.5	ROH/S	12/17/09
LINK# 73173										
	S	\$1,950,000	Mid Island - 1 Milestone Crossing An elegant home, beautifully appointed and totally renovated. Professionally decorated and landscaped, this home sits on almost 3 acres and abuts Nantucket Conservation Foundation Land. Large open spaces, with multiple living areas, this home offers privacy in a quiet neighborhood close to Town and bike paths. Entrance security gate with fenced-in yard. Broker owned.	Gunson	54 / 25	1F	2.88	4/4.5	LUG3	12/18/09
LINK# 71127										

	S	Price	Area - Address	Owner	Map/Lot	Ty	Acres	Br/Ba	Zone	Last Update
	S	\$2,000,000	Madaket - 113 Madaket Road Not listed in LINK	Keltz	40 /	1F	2.14	2/2	LUG2	12/22/09
LINK# 73461										
	S	\$2,850,000	Town - 5 New Dollar Lane Wonderful 5+ bedroom, 5 bath historic home situated on one of the most charming streets in Town. The property has a history linked to the whaling industry and has been in the same family since 1941. The beautiful oversized lot of 12,405 s.f. offers tremendous expansion possibilities. One car garage. Nicely landscaped yard & garden. A very special property offering.	Fenwick Trust	4233 / 0	1F	0.28	5/5	ROH/S	12/18/09
LINK# 71521										
	S	\$3,200,000	Tom Nevers - 62 Wanoma Way ABSOLUTELY BREATHTAKING VIEWS of the Ocean and Pond from this custom designed four bedroom, four and one half bath home make this a very special beach retreat. The large private parcel of land has plenty of room for expansion possibilities. The master bedroom has ocean views from a private deck. The screened in porch, first floor family room with coffered ceilings, fireplaces, dumbwaiter and hot tub are just a few of the special features that this spectacular property has to offer.	Sciarrino	92 / 19	1F	3.05	4/4+	LUG3	12/03/09
LINK# 72153										
	S	\$3,200,000	Shimmo - 14 Shimmo Pond Road This new home, located on almost an acre in Shimmo, was designed by Botticelli and Pohl. Nestled within a border of trees, this five bedroom, five and one half bath home offers privacy and views of Town and the Harbor from the roofwalk. Custom features and detail ensure a quality product ready for your choice of color and décor.	Toole	43 / 49	1F	0.90	5/5.5	LUG1	12/04/09
LINK# 73146										
	S	\$3,515,000	Cliff - 5 Deacon's Way A Rare Opportunity in the highly desirable Washing Pond/Capaum Pond area. Architecturally designed House and Garage/Studio custom-built by Ed Toole with nice finish details. Has a thoughtful floor plan ideal for entertaining guests and/or hosting extended family gatherings. Has good water views from the roof walk, and nearby access to a sandy Sound beach at Capaum Pond. Enjoy shared use of the Washing Pond Association tennis court. A Buyer can also have a pool on the large manicured lot if so desired. Comfortable island living at its best!	Carter	40 / 34	1F	1.84	4/6+	LUG2	12/11/09
LINK# 72359										
	S	\$4,000,000	Cliff - 2 Lincoln Avenue "The Crossways" is a classic Nantucket summer home in the Lincoln Circle neighborhood with an oversized lot and a lovely 2 bedroom guest studio. Originally built in 1880 the house has been updated over the years while maintaining the feel of an era bygone.	Schutts	30 / 1	1F	0.24	8/7	R1/SR1	12/01/09
LINK# 73011										

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	\$9,500,000	Dionis - 57 Eel Point Road	Desimone	32 / 00	1F	0.90	4/5.5	LUG2	12/31/09
<p>This diamond of Dionis was built with wonderful care to all the details. There are views from every room. The interior design, color palette chosen and natural light combine to create a breathtaking affect. A pool, landscaped fire pit area and stairs to the beach compliment all. The Property includes plans for an additional cottage.</p>									
<p>LINK# 72978</p>									

Records: 31 *Listings: 31

AVERAGE SELLING PRICE: \$1,614,922 * MEDIAN SELLING PRICE: \$850,000 * AVERAGE DOM: 376