

2016: MID-YEAR REPORT



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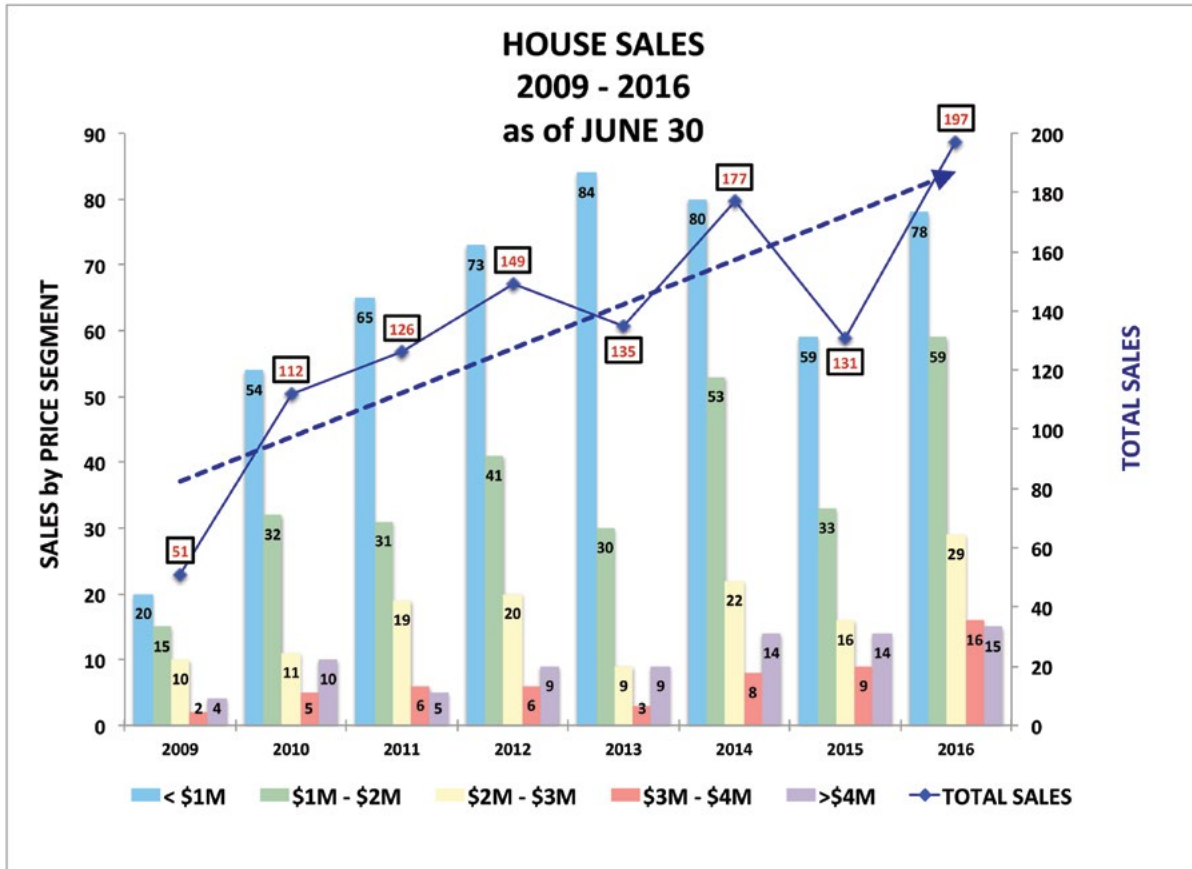
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A Strong Market So Far

The 2016 Nantucket real estate market unfolded quickly in January and has stayed the course throughout the year. Since 2012 the sales trend for house transactions has consistently alternated above and below the moving trend line. That trend is intact, as house sales have bounced back significantly from 2015 with a 50% increase in closings as of June 30th. The 197 sales are the best mid-year total since the great recession in 2009.



2nd Quarter Sales

Transactions

House Sales as of 6.30	2009	2010	2011	2012	2013	2014	2015	2016	16 v 15 Change
<1M	20	54	65	73	84	80	59	78	32%
\$1M - \$1.99M	15	32	31	41	30	53	33	59	79%
\$2M - \$2.99M	10	11	19	20	9	22	16	29	81%
\$3M - \$3.99M	2	5	6	6	3	8	9	16	78%
>\$4M	4	10	5	9	9	14	14	15	7%
Total	51	112	126	149	135	177	131	197	50%

As a Percentage of Total House Sales	2009	2010	2011	2012	2013	2014	2015	2016
<1M	39%	48%	52%	49%	62%	45%	45%	40%
\$1M - \$1.99M	29%	29%	25%	28%	22%	30%	25%	30%
\$2M - \$2.99M	20%	10%	15%	13%	7%	12%	12%	15%
\$3M - \$3.99M	4%	4%	5%	4%	2%	5%	7%	8%
>\$4M	8%	9%	4%	6%	7%	8%	11%	8%

Land sales remain healthy yet without the dramatic move that house sales have shown. Transactions are slightly off from 2015 but compare favorably with 2013 and 2014. There are no discernable sales trends. On a percentage basis not a great deal has changed. Even taking an arbitrary look above and below the \$1,000,000 price point gives no real indication of sales patterns.

Transactions								
Land Sales as of 6.30	2009	2010	2011	2012	2013	2014	2015	2016
<\$500K	5	3	1	6	15	9	14	8
\$500K - \$999K	2	4	9	8	5	11	16	11
\$1M - \$1.499M	1	2	2	2	7	7	5	8
>\$1.5M	2	3	3	2	2	9	5	6
Total Sales	10	12	15	18	29	36	40	33

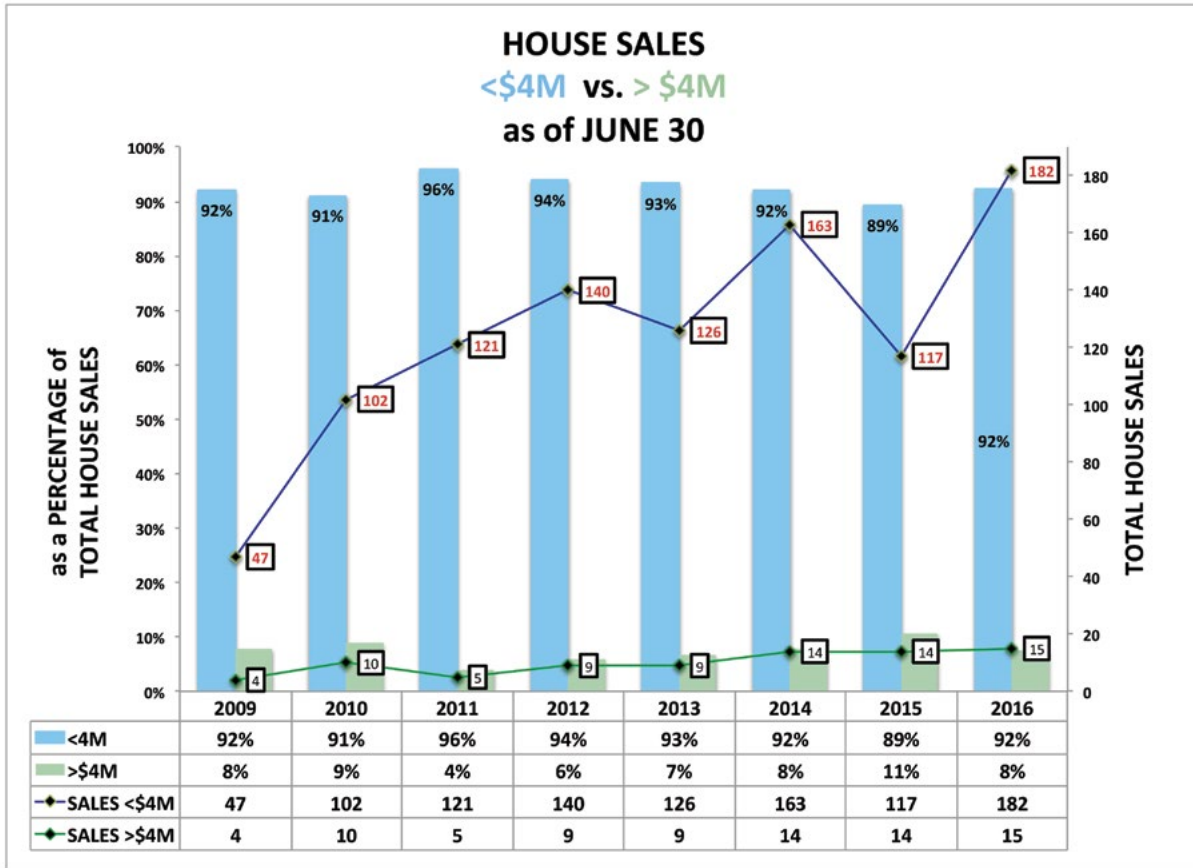
as a Percentage of Sales	2009	2010	2011	2012	2013	2014	2015	2016
<\$500K	50%	25%	7%	33%	52%	25%	35%	24%
\$500K - \$999K	20%	33%	60%	44%	17%	31%	40%	33%
\$1M - \$1.499M	10%	17%	13%	11%	24%	19%	13%	24%
>\$1.5M	20%	25%	20%	11%	7%	25%	13%	18%
<\$1M	70%	58%	67%	78%	69%	56%	75%	58%
>\$1M	30%	42%	33%	22%	31%	44%	25%	42%

Total land inventory has declined from 92 vacant lots for sale in 2012 to 61 as of June 30th 2016. What is noticeable is the number of lots for sale under \$1,000,000. As of June 30, 2015 there were 47 land listings under \$1,000,000, but as of June 30th this year there were only 25. Similar to house listings, (there were only 28 homes listed under \$1,000,000 as of June 30th) we would expect the number of land listings to decline and prices to accelerate as a result.



A Tale of Two Markets?

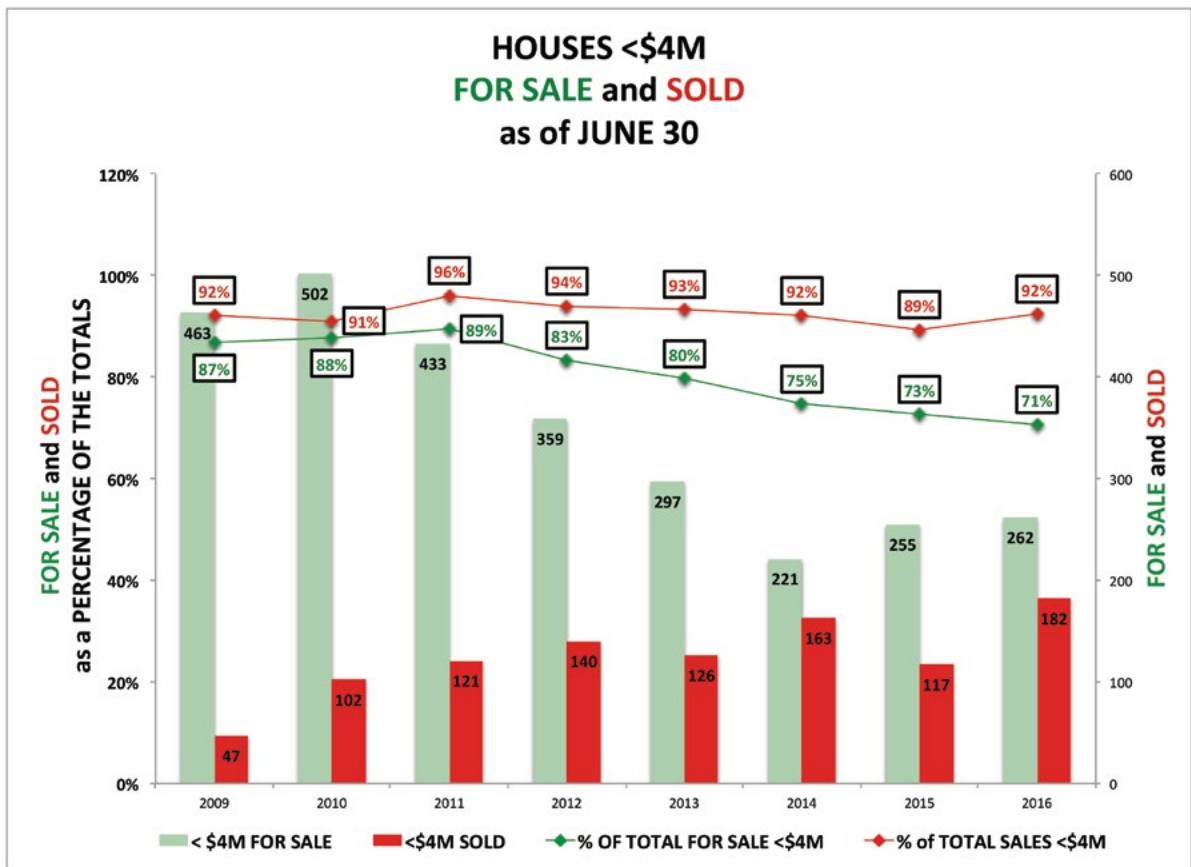
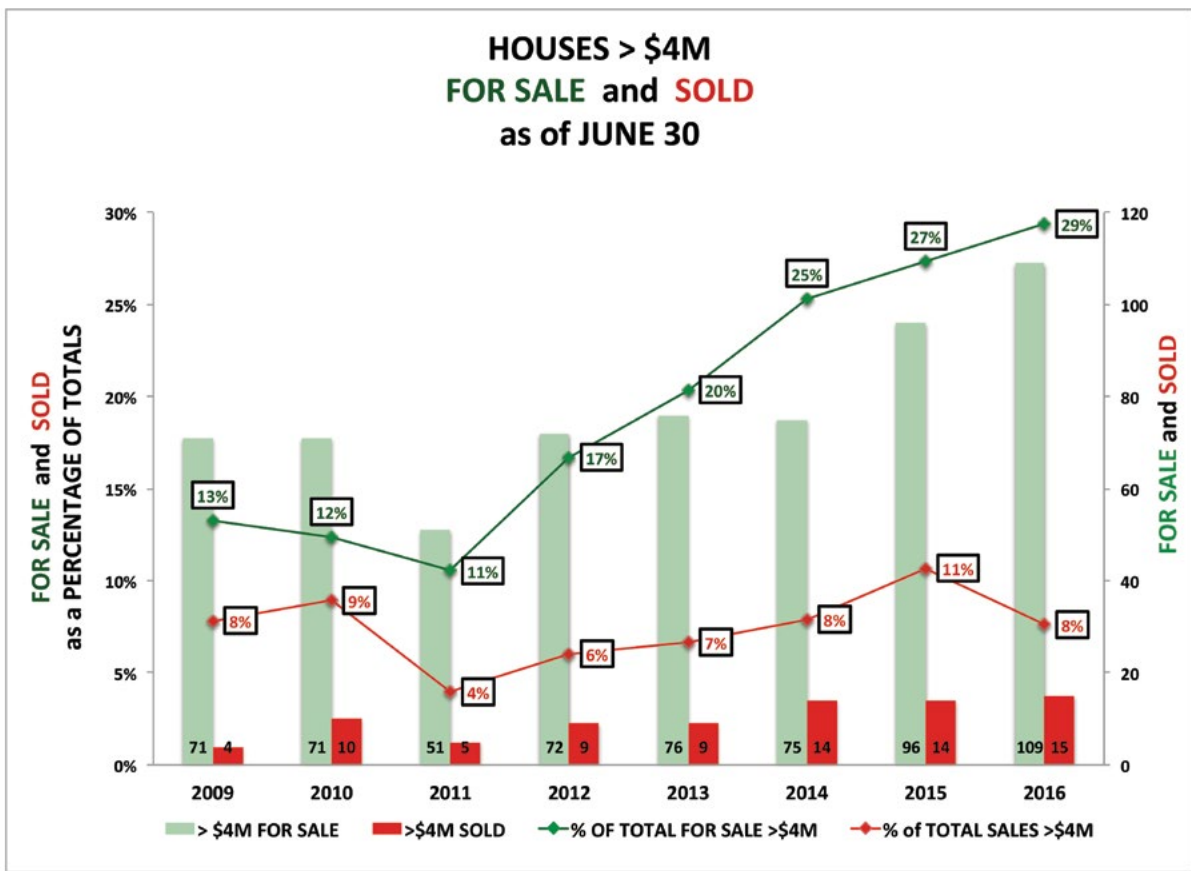
We had noted previously that sales above \$4,000,000 were lagging and it is worth noting that the entire increase in house transaction volume has been below that price point. As of June 30th there had been 65 more sales below \$4,000,000, yet just one additional sale above \$4,000,000 compared to the transaction volume as of June 30, 2015.



House Sales >\$4M	2009	2010	2011	2012	2013	2014	2015
Annual Sales >\$4M	19	29	14	30	29	42	35
Total Annual Sales	197	280	277	369	356	416	357
As a % of Total Sales	10%	10%	5%	8%	8%	10%	10%
7 Year Average	9%						
Estimated Total Sales 2016	574						
Projected 2016 Sales >\$4M	50						

Sales as of 6-30 >\$4M	4	10	5	9	9	14	14
As a % of Annual Sales >\$4M	21%	34%	36%	30%	31%	33%	40%
7 Year Average	33%						
Projected 2016 Sales >\$4M	46						

House sales above \$4,000,000 have always been a smaller portion of the total sales volume. Over the last seven years those sales have averaged about 9% of annual house sales. The mid-year transaction volume represents on average 33% of the annual sales over \$4,000,000. Based on these projections, we should see between 46 and 50 house sales above \$4,000,000 in 2016.



What is notable is the significant increase in homes for sale over \$4,000,000. In 2011 only 11% of house listings were priced over \$4,000,000. As of June 30, 2016 29% of all listings are listed over \$4,000,000, a 263% increase from 2011. In contrast to this expanding inventory, house sales over \$4M have remained steady at about 9% of the total house sales annually.

Houses for Sale as of 6-30	2009	2010	2011	2012	2013	2014	2015	2016
<1M	145	185	163	120	82	41	41	28
\$1M - \$1.99M	177	166	121	142	117	88	91	106
\$2M - \$2.99M	89	90	107	77	61	58	73	78
\$3M - \$3.99M	52	61	42	20	37	34	50	50
>\$4M	71	71	51	72	76	75	96	109
Total For Sale	534	573	484	431	373	296	351	371

Houses for Sale >\$4M	2009	2010	2011	2012	2013	2014	2015	2016
\$4M - \$4.99M	21	20	11	19	22	23	28	34
\$5M - \$5.99M	13	11	8	13	17	9	19	15
\$6M - \$6.99M	8	11	7	11	5	10	10	12
\$7M - \$7.99M	6	9	5	4	10	8	11	5
\$8M - \$9.99M	7	5	7	8	6	7	9	14
\$10M - \$14.99M	4	7	7	9	9	7	9	15
\$15M - \$19.99M	8	2	2	5	4	5	6	9
>\$20M	4	6	4	3	3	6	4	5

As a Percentage of Total Houses Listed	2009	2010	2011	2012	2013	2014	2015	2016
\$4M - \$4.99M	3.9%	3.5%	2.3%	4.4%	5.9%	7.8%	8.0%	9.2%
\$5M - \$5.99M	2.4%	1.9%	1.7%	3.0%	4.6%	3.0%	5.4%	4.0%
\$6M - \$6.99M	1.5%	1.9%	1.4%	2.6%	1.3%	3.4%	2.8%	3.2%
\$7M - \$7.99M	1.1%	1.6%	1.0%	0.9%	2.7%	2.7%	3.1%	1.3%
\$8M - \$9.99M	1.3%	0.9%	1.4%	1.9%	1.6%	2.4%	2.6%	3.8%
\$10M - \$14.99M	0.7%	1.2%	1.4%	2.1%	2.4%	2.4%	2.6%	4.0%
\$15M - \$19.99M	1.5%	0.3%	0.4%	1.2%	1.1%	1.7%	1.7%	2.4%
>\$20M	0.7%	1.0%	0.8%	0.7%	0.8%	2.0%	1.1%	1.3%

A closer look at the various price segments show a steady increase in \$4M to \$5M listing as a percentage of total inventory. From a low of 2.3% in 2011, this price segment now commands 9.2% of all houses listed. Every other price segment above \$5M has also seen an increase in its share of inventory.

When compared to houses listed below \$4,000,000, inventory has declined and sales have remained steady (especially with the inventory below \$1,000,000). This increase in higher priced listings presents the worrisome notion that pricing in the higher end of the market may be outpacing demand. The trend of higher prices is understandable in light of our robust market, but the question is how will buyers respond to pricing above \$4,000,000.

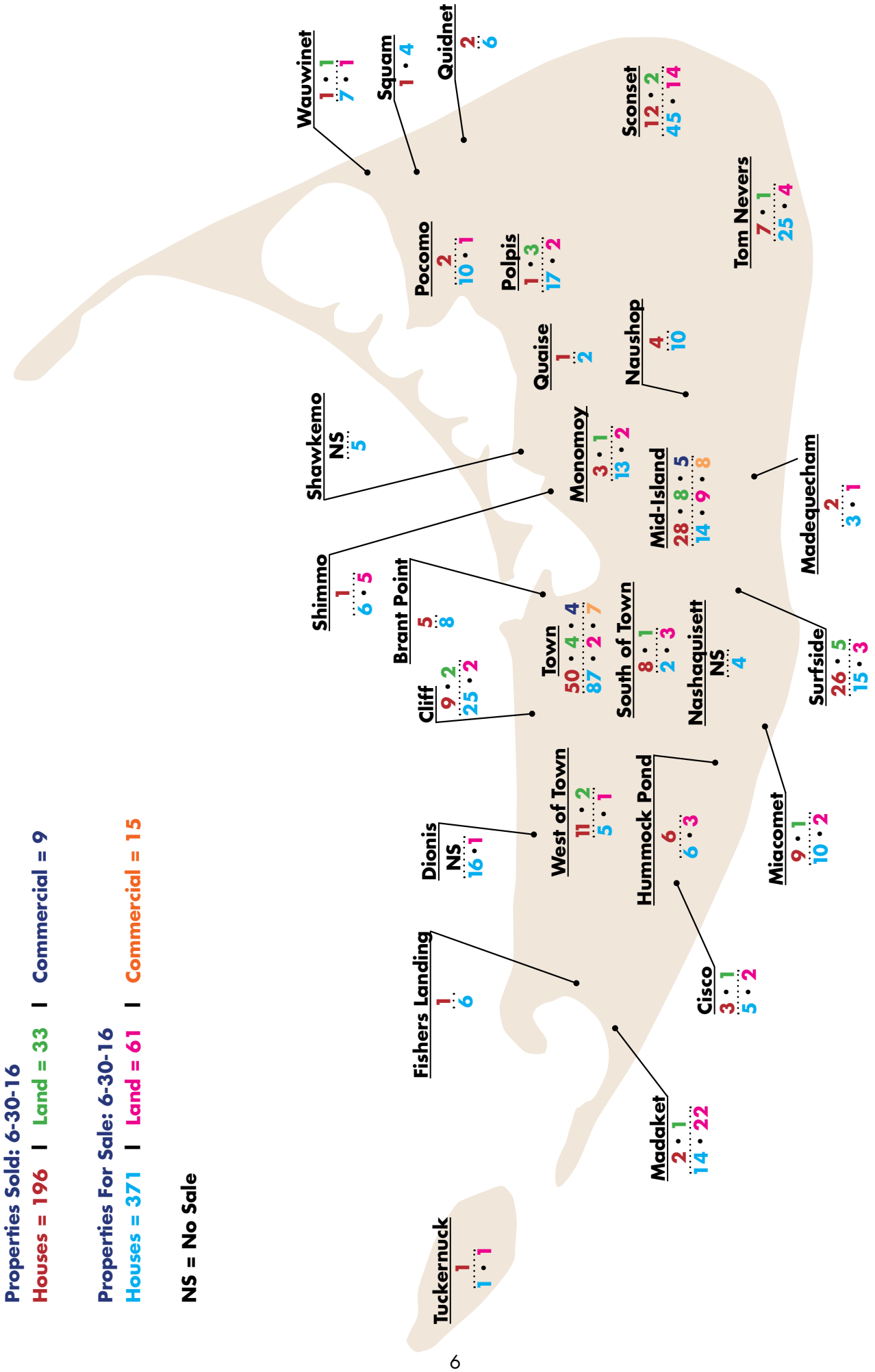
Properties Sold: 6-30-16

Houses = 196 | **Land = 33** | **Commercial = 9**

Properties For Sale: 6-30-16

Houses = 371 | **Land = 61** | **Commercial = 15**

NS = No Sale



Mid-Year Summary - 2016

NS = No Sale • NL = No Listings

Houses	Average Selling Price	Average Asking Price	Land	Average Selling Price	Average Asking Price
Brant Point	\$2,948,000	\$10,764,444	Brant Point	NS	NL
Cisco	\$1,572,528	\$4,417,000	Cisco	\$3,975,000	\$795,000
Cliff	\$4,341,111	\$6,738,160	Cliff	\$1,397,500	\$2,897,500
Dionis	NS	\$9,295,625	Dionis	NS	\$1,375,000
Fishers Landing	\$1,351,500	\$1,500,000	Fishers Landing	NS	NL
Hummock Pond	\$1,074,000	\$2,088,333	Hummock Pond	NS	\$762,667
Madaket	\$1,555,000	\$3,376,214	Madaket	\$1,397,500	\$6,114,500
Madequecham	\$3,398,500	\$3,413,333	Madequecham	NS	\$1,395,000
Miacomet	\$1,135,333	\$3,294,000	Miacomet	NS	\$915,000
Mid-Island	\$744,911	\$1,590,857	Mid-Island	\$444,375	\$549,111
Monomoy	\$8,516,333	\$5,831,923	Monomoy	\$444,375	\$1,800,000
Nashaquissett	NS	\$1,256,250	Nashaquissett	NS	NL
Naushop	\$848,000	\$1,272,300	Naushop	NS	NL
Pocomo	\$2,268,750	\$6,737,500	Pocomo	NA	\$6,295,000
Polpis	\$3,200,000	\$5,293,529	Polpis	\$933,333	\$1,722,500
Quaise	\$850,000	\$6,297,000	Quaise	NS	NL
Quidnet	\$5,655,000	\$5,589,167	Quidnet	NS	NL
Sconset	\$2,642,075	\$3,404,511	Sconset	\$670,000	\$1,550,286
Shawkemo	NS	\$6,918,000	Shawkemo	NS	NL
Shimmo	\$4,360,000	\$6,431,667	Shimmo	NS	\$1,869,000
South of Town	\$960,000	\$2,045,000	South of Town	\$525,000	\$686,667
Squam	\$1,275,000	\$8,910,000	Squam	NS	NL
Surfside	\$808,923	\$1,854,333	Surfside	\$2,468,750	\$991,333
Tom Nevers	\$2,219,786	\$2,186,360	Tom Nevers	\$1,225,000	\$1,083,500
Town	\$1,896,284	\$3,241,517	Town	\$1,845,500	\$995,000
Tuckernuck	\$1,550,000	\$2,750,000	Tuckernuck	NS	\$1,550,000
Wauwinet	\$8,750,000	\$4,101,429	Wauwinet	\$1,400,000	\$14,000,000
West of Town	\$1,439,861	\$1,936,000	West of Town	\$1,215,000	\$2,100,000

Commercial	Average Selling Price	Average Asking Price
Mid-Island	\$1,908,000	\$1,322,125
Town	\$1,998,750	\$3,445,714

2016 SALES YEAR TO DATE • JUNE 30

Address	Selling	Type	Beds	Baths	Lot Size	Address	Selling	Type	Beds	Baths	Lot Size
Brant Point						Miacomet					
Houses						Houses					
26 Willard Street	\$2,350,000	Condo	3	3	0.07	9 Essex Road # C	\$440,000	Condo	2	2.5	0.00
7 & 9 Swain Street	\$2,350,000	Single Family	2	2	0.23	2 A Thurstons Way	\$695,000	Condo	4	4	0.00
19 East Lincoln Avenue	\$2,838,000	Single Family	4	3	0.14	13 Keel Lane	\$767,000	Single Family	2	2	0.35
23 Walsh Street	\$3,002,000	Single Family	4	4.5	0.12	4 Topping Lift	\$941,000	Single Family	4	3	0.44
65 Walsh Street	\$4,200,000	Single Family	3	4.5	0.14	9 Rudder Lane	\$1,055,000	Single Family	4	3.5	0.43
Cisco						Land					
Houses						6 Marble Way					
6 Mioxes Way	\$905,000	Single Family	4	2	0.27	\$621,000	Land				0.35
289 Hummock Pond Road	\$1,572,585	Single Family	2	2.5	1.40	Mid Island					
18 Deer Run Road	\$2,240,000	Single Family	4	3.5	1.85	Commercial					
Land						13C Amelia Drive					
49 Hummock Pond Road & 4 & 6 Hawthorne Lane	\$3,975,000	Land			3.84	\$390,000	Commercial	0	1.5	0.00	
Cliff						31 Old South Road					
Houses						\$1,125,000					
32 Crooked Lane	\$1,625,000	Single Family	5	4	0.57	18 Davkim Lane	\$1,775,000	Commercial	0	0	0.61
18 Giny Lane	\$2,725,000	Single Family	5	5.5	0.14	43 Sparks Avenue	\$2,250,000	Commercial	0	1.5	0.37
6 North Star Lane	\$2,875,000	Single Family	2	2	0.42	41 Sparks Avenue	\$4,000,000	Commercial	0	2	0.30
17 Wannacommet Road	\$3,230,000	Single Family	4	3.5	0.92	Houses					
2 Kings Way	\$3,450,000	Single Family	4	5.5	0.28	16E Sparks Avenue					
5 Kite Hill Lane	\$3,590,000	Single Family	5	4.5	0.31	\$415,000	Condo	1	1.5	0.00	
6 North Star Lane	\$3,750,000	Single Family	2	2	0.42	7A Park Circle # A	\$495,000	Condo	3	2	0.00
2 Brooks Farm Road	\$5,225,000	Single Family	5	5+	0.25	16B Cynthia Lane	\$500,000	Condo	3	2.5	0.00
11 Sherburne Turnpike	\$12,600,000	Single Family	5	4	0.76	21 Park Circle # A	\$509,000	Condo	2	2.5	0.00
Land						20B Miacomet Avenue					
4 Pilgrim Road	\$1,195,000	Land			0.17	20 Park Circle # A	\$512,000	Condo	3	2	0.00
4 Pilgrim Road	\$1,600,000	Land			0.17	2B Park Circle	\$530,000	Condo	3	2.5	0.00
Fishers Landing						19B Park Circle					
Houses						\$535,000					
30 Creek Lane	\$1,351,500	Single Family	3	2.5	0.51	20B Park Circle	\$535,000	Condo	3	2.5	0.00
Hummock Pond						1A Park Circle					
Houses						\$535,000					
8 Hawthorne Lane	\$525,000	Single Family	2	1	0.96	3A Witherspoon Drive # 603-1	\$565,000	Condo	4	4	0.00
10 Austin Farm Drive	\$1,030,000	Single Family	6	3.1	0.93	16A Cynthia Lane	\$565,000	Condo	3	2.5	0.00
11 Hawthorne Lane	\$1,144,000	Single Family	3	2	0.85	98D Hinsdale Road	\$585,000	Condo	2	2.5	0.00
79 Somerset Road	\$1,150,000	Single Family	3	2	0.47	5C Pine Tree Road # 2	\$590,000	Condo	3	3	0.12
15 Hawthorne Lane	\$1,295,000	Single Family	3	2.5	0.87	9 Nobadeer Way	\$600,000	Single Family	3	1	0.34
128 Hummock Pond Road	\$1,300,000	Single Family	3	1	2.53	20A Miacomet Avenue	\$625,000	Condo	3	3	0.11
Madaket						9 Tashama Lane					
Houses						\$625,000					
17 Long Pond Drive	\$1,285,000	Single Family	3	2.5	1.04	13A Pine Tree	\$665,000	Single Family	2	3	0.18
1 Long Pond Drive	\$1,825,000	Single Family	4	4.5	0.46	41 Macy Lane	\$705,000	Single Family	3	2	0.17
Land						7 Cynthia Lane					
4 Goose Cove Way	\$550,000				0.93	\$765,511	Multi-Family	6	4	0.11	
Madequecham						62 Hooper Farm Road					
Houses						\$775,000					
20 Waquoit Road	\$3,200,000	Single Family	4	5	8.40	9 Teasdale Circle # 3 & 4	\$850,000	Condo	2	1.5	0.00
33 & 35 Wigwam Road	\$3,597,000	Single Family	6	7.5	2.32	47 Fairgrounds Road	\$1,020,000	Single Family	4	3.5	0.42
Land						20 Gray Avenue					
Houses						\$1,100,000					
Land						21 Macys Lane					
Houses						\$1,105,000					
Land						8 Nobadeer Avenue					
Houses						\$1,265,000					
Land						2 Thistle Way					
Houses						\$1,375,000					
Land						20 Nobadeer Farm Road					
Houses						\$2,000,000					
Land						39 Tomahawk					
Houses						\$230,000					
Land						11A Greglen Avenue					
Houses						\$250,000					
Land						14 Tomahawk Road					
Houses						\$275,000					
Land						5 Cobble Court					
Houses						\$280,000					
Land						5E Bartlett Road					
Houses						\$400,000					
Land						29 Youngs Way					
Houses						\$445,000					
Land						23 & 25 Tomahawk Road					
Houses						\$675,000					
Land						63 Old South et al					
Houses						\$1,000,000					
Land											

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Address	Selling	Type	Beds	Baths	Lot Size	Address	Selling	Type	Beds	Baths	Lot Size
Monomoy						South of Town					
Houses						Houses					
5 Chatham Road	\$1,999,000	Single Family	4	4+	0.46	376 Old South Road	\$380,000	Condo	2	2	0.00
44 Monomoy Road	\$10,250,000	Single Family	9	10.5	1.27	15 Trotters Lane	\$555,000	Single Family	2	1	0.24
68 & 72 Monomoy Road	\$13,300,000	Single Family	7	6	1.20	5 Bailey Road	\$660,000	Single Family	4	2.5	0.23
Land						Land					
14 Brewster Road	\$1,500,000	Land			1.07	14 Pine Grove Road	\$775,000	Multi-Family	4	4.5	0.24
Naushop						Squam					
Houses						Houses					
28A Killdeer Lane	\$425,000	Condo	2	1	0.00	11 Finback Lane	\$525,000	Land			0.12
73 Goldfinch Drive	\$812,000	Single Family	3	2	0.13	Surfside					
7 Curlew Court	\$1,055,000	Single Family	4	3.5	0.18	Houses					
12 Bluebird Lane	\$1,100,000	Single Family	4	4.5	0.16	40 Squam Road	\$1,275,000	Single Family	4	2	1.35
Pocomo						Surfside					
Houses						Houses					
6 Village Way	\$862,500	Single Family	2	1	0.12	15 Nanina Drive	\$224,000	Affordable	1	1	0.12
2 Weetamo Road	\$3,675,000	Single Family	4	4.5	2.26	1 Wappossett Circle	\$257,000	Affordable	1	1	0.11
Polpis						Surfside					
Houses						Houses					
247 Polpis Road	\$3,200,000	Single Family	7	6+	4.26	16 Nanina Drive	\$265,000	Affordable	2	1.5	0.12
Land						Land					
• 68 Polpis Road	\$900,000	Land			1.15	17 Nanina Drive	\$265,000	Affordable	2	1.5	0.14
• 66 Polpis Road	\$900,000	Land			1.95	24 Nanina Drive	\$304,000	Affordable	2	2	0.12
• 64 Polpis Road	\$1,000,000	Land			3.16	18 Nanina Drive	\$304,000	Affordable	2	1.5	0.12
Quaise						Surfside					
Houses						Houses					
17 Bassett Road	\$850,000	Single Family	3	1	0.12	5 Wappossett Circle	\$306,000	Affordable	3	2	0.12
Quidnet						Surfside					
Houses						Houses					
30 Quidnet Path	\$4,010,000	Single Family	4	4.5	0.98	20 Nanina Drive	\$353,000	Affordable	3	1.5	0.12
3 Beacon Lane	\$7,300,000	Single Family	5	5.5	2.78	21 Nanina Drive	\$353,000	Affordable	3	1.5	0.12
Sconset						Surfside					
Houses						Houses					
26 Codfish Park Road	\$810,900	Single Family	3	2.5	0.08	23 Nanina Drive	\$353,000	Affordable	1	1.5	0.12
5 North Road	\$1,000,000	Single Family	1	1.5	0.13	68 Daffodil Lane	\$410,000	Co-op	1	1	0.19
8 Broadway	\$1,625,000	Single Family	4	2	0.04	19 Nanina Drive	\$430,000	Affordable	1	1.5	0.12
8 Hydrangea Lane	\$1,650,000	Single Family	3	4.5	0.11	3 Wappossett Circle	\$483,000	Affordable	2	1.5	0.11
35 King Street	\$2,080,000	Single Family	4	3	0.22	14 Nanina Drive	\$515,000	Affordable	3	2	0.12
49 New Street	\$2,388,000	Single Family	3	2.5	1.82	Surfside					
2 Annes Lane	\$2,600,000	Single Family	3	2.5	0.48	Houses					
39 Sankaty Road	\$3,150,000	Single Family	4	4.5	0.62	22 Nanina Drive	\$515,000	Affordable	3	1.5	0.12
15 Black Fish Lane	\$3,200,000	Single Family	5	5+	0.46	26 Nanina Drive	\$515,000	Affordable	1	1.5	0.12
18 Black Fish Lane	\$3,751,000	Single Family	5	4.5	0.57	29A South Shore Rd # A	\$695,000	Condo	2	3	0.19
20 Black Fish Lane	\$4,250,000	Single Family	6	7+	0.85	36 Pochick Avenue	\$800,000	Single Family	3	2	0.96
36 Baxter Road	\$5,200,000	Single Family	5	5+	0.26	2 South Pasture Lane	\$801,000	Single Family	2	2.5	1.05
Land						Land					
12 Hydrangea Lane	\$640,000	Land			0.13	9 Daffodil Lane # B	\$835,000	Co-op	3	3.5	0.12
7 Westerwick Drive	\$700,000	Land			0.50	27B Evergreen Way	\$875,000	Co-op	4	4	0.21
Shimmo						Surfside					
Houses						Houses					
12 Pippens Way	\$4,360,000	Single Family	5	5.5	1.06	63 Fairgrounds Road	\$1,245,000	Single Family	3	2	0.92
Non-profit purchase						Land					
						31 Daffodil Lane	\$410,000	Land			0.46
						148.5 Surfside Road	\$500,000	Land			0.76
						57 Pochick Avenue	\$1,200,000	Land			0.92
						10 Uncatena Street	\$1,375,000	Land			0.92
						29 Nonantum Avenue	\$6,800,000	Land			0.89

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Address	Selling	Type	Beds	Baths	Lot Size	Address	Selling	Type	Beds	Baths	Lot Size
Tom Nevers											
Houses											
20 Arlington Avenue	\$823,500	Single Family	3	3	0.18	53 West Chester Street	\$2,450,000	Single Family	4	3.5	0.16
20 Lyons Lane	\$900,000	Single Family	3	1.5	1.14	12 New Lane	\$2,450,000	Single Family	5	4+	0.16
13 Parson Lane	\$1,075,000	Single Family	4	2.5	3.01	8 Fair Street	\$2,525,000	Single Family	5	4.5	0.10
7 Jonathan Way	\$1,615,000	Single Family	4	2.5	1.14	23A Union Street	\$2,600,000	Single Family	5	5.5	0.12
5 Wrights Landing	\$2,075,000	Single Family	4	3.5	0.46	7 Judith Chase Lane	\$2,725,000	Single Family	5	3	0.29
20 Wanoma Way	\$2,300,000	Single Family	3	2.5	0.33	44 & 44B Pine Street	\$2,900,000	Single Family	7	7.5	0.13
100 Tom Nevers Road	\$6,750,000	Single Family	6	5.5	5.23	8 Ash Street	\$3,550,000	Single Family	5	2+	0.13
Land											
4 Mayhew Road	\$1,225,000	Tom Nevers	Land		1.49	9 Hedgebury Lane	\$3,735,000	Single Family	8	7.5	0.46
Town											
Commercial											
7 North Water Street	\$1,425,000	Commercial	7	2.5	0.11	10 Pine Street	\$4,500,000	Single Family	7	6.5	0.12
8 Chester Street	\$1,500,000	Commercial	5	5	0.07	21 West Chester Street	\$4,600,000	Single Family	3	2.5	0.14
10 Straight Wharf	\$1,850,000	Commercial	0	0	0.05	72 Main Street	\$7,350,000	Single Family	5	5+	0.26
78 Center Street	\$3,220,000	Commercial	9	9	0.13	Land					
						10 Weymouth St (Portion) \$700,000 Land 0.07					
						Lot 12 Woodland Hill \$832,000 Land 0.18					
						11 R Union Street \$1,100,000 Land 0.05					
						29C Old North Wharf \$4,750,000 Land 0.00					
						Tuckernuck					
Houses											
95A Orange Street	\$439,425	Condo	2	1		House					
95B Orange Street	\$489,000	Condo	1	1	0.00	4 Dunham Road	\$1,550,000	Single Family	1	1	6.33
1 York Street	\$700,000	Single Family	3	1	0.10	Wauwinet					
76 Pleasant Street	\$717,500	Single Family	2	1	0.12	Houses					
14E Still Dock	\$750,000	Condo	1	1.5	0.00	143 Wauwinet Road	\$8,750,000	Single Family	6	3.5	2.50
17 Washington Street	\$800,000	Single Family	3	1.5	0.05	Land					
36 York Street	\$825,000	Single Family	2	2	0.07	15 Eat Fire Spring Road	\$1,400,000	Land			3.89
4 Cherry Street	\$850,000	Single Family	2	1	0.17	West of Town					
9 West York Lane	\$908,500	Single Family	2	1	0.11	Houses					
9 Williams Street	\$935,000	Single Family	3	2	0.21	7 Marble Way # 2	\$607,500	Affordable	3	3	0.46
49 Pine Street	\$950,000	Single Family	3	2	0.11	1B Manchester Circle	\$663,473	Affordable	4	3	0.46
15 Meader Street # B	\$1,195,000	Condo	2	1	0.17	18 Essex Road	\$679,000	Single Family	4	2	0.18
15 Meader Street # A	\$1,250,000	Condo	2	1	0.17	9 Pond Road	\$800,000	Single Family	1	1	0.48
1A Spring Street	\$1,300,000	Single Family	2	1	0.06	113 Somerset Road	\$890,000	Single Family	4	2.5	0.45
6.5 Cherry Street	\$1,315,000	Single Family	7	5.5	0.13	65 Meadow View Drive	\$1,025,000	Single Family	3	3.5	0.47
34 Pine Street	\$1,340,000	Single Family	4	4	0.04	41 Dukes Road	\$1,256,000	Single Family	4	4.5	0.46
15 Meader Street # D	\$1,400,000	Condo	2	2	0.17	23 Meadow View Drive	\$1,480,000	Single Family	4	3	0.46
5 East Dover Street	\$1,400,000	Coop	4	4.5	0.10	45A Vestal Street	\$2,250,000	Single Family	4	4.5	0.23
9 Beaver Street	\$1,412,500	Single Family	3	3	0.09	55 & 57 Dules Road	\$2,937,500	Single Family	4	2	0.89
30 Pleasant Street	\$1,450,000	Single Family	4	2	0.06	2 Wannacommet Road	\$3,250,000	Single Family	5	4.5	1.96
16 Winn Street	\$1,475,000	Single Family	2	2	0.31	Land					
11 Weymouth Street	\$1,485,000	Single Family	3	2	0.08	3 Manchester Circle	\$280,000	Land			0.19
15 Meader Street # C	\$1,495,000	Condo	2	2	0.17	• 63 Madaket Road	\$2,150,000	Land			18.28
34 Derrymore Road	\$1,505,000	Single Family	3	2.5	0.17	• Non-profit purchase					
5 Chester Street	\$1,600,000	Single Family	4	3.5	0.09						
11 Quince Street	\$1,600,000	Single Family	4	3.5	0.06						
29 & 31 North Liberty Street	\$1,700,000	Single Family	4	2	0.22						
10 Weymouth Street	\$1,700,000	Single Family	4	3	0.09						
37 Pine Street	\$1,701,000	Single Family	3	2+	0.08						
45 A-B Pleasant Street	\$1,751,250	Multi-Family	9	8.5	0.13						
77 Orange Street	\$1,792,500	Single Family	5	4	0.10						
39B Milk Street	\$1,950,000	Single Family	5	5.5	0.12						
153 Main Street (Portion)	\$2,000,000	Single Family	8	4.5	0.24						
37 Pleasant Street	\$2,050,000	Single Family	4	3.5	0.19						
19 Union Street	\$2,100,000	Single Family	5	5.5	0.12						
27 Pine Street	\$2,140,000	Single Family	5	4.5	0.12						
14 New Lane	\$2,262,500	Single Family	5	5	0.12						
14 Darling Street	\$2,295,000	Single Family	3	3.5	0.05						
14 Liberty Street	\$2,400,000	Single Family	6	5.5	0.06						



Bill Liddle Greg McKechnie Edward Sanford

Nicole Bousquet

Tracy Cullinane

Michele Lindstedt

Stuart Reid

Erin Carson

Liz Finlay

Carl Lindvall

Amy Sanford

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Laura Fletcher

Sarah Maneikis

Henry Sanford

Carol Coffin

Jim Garrels

Nichole Marks

Katie Seholm

Alexa Coleman

Kenny Hilbig

Paula McAuley

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