

# NANTUCKET & REAL ESTATE

**Fun Facts about Nantucket**

**Real Estate for Sale**

**Renting on Nantucket**



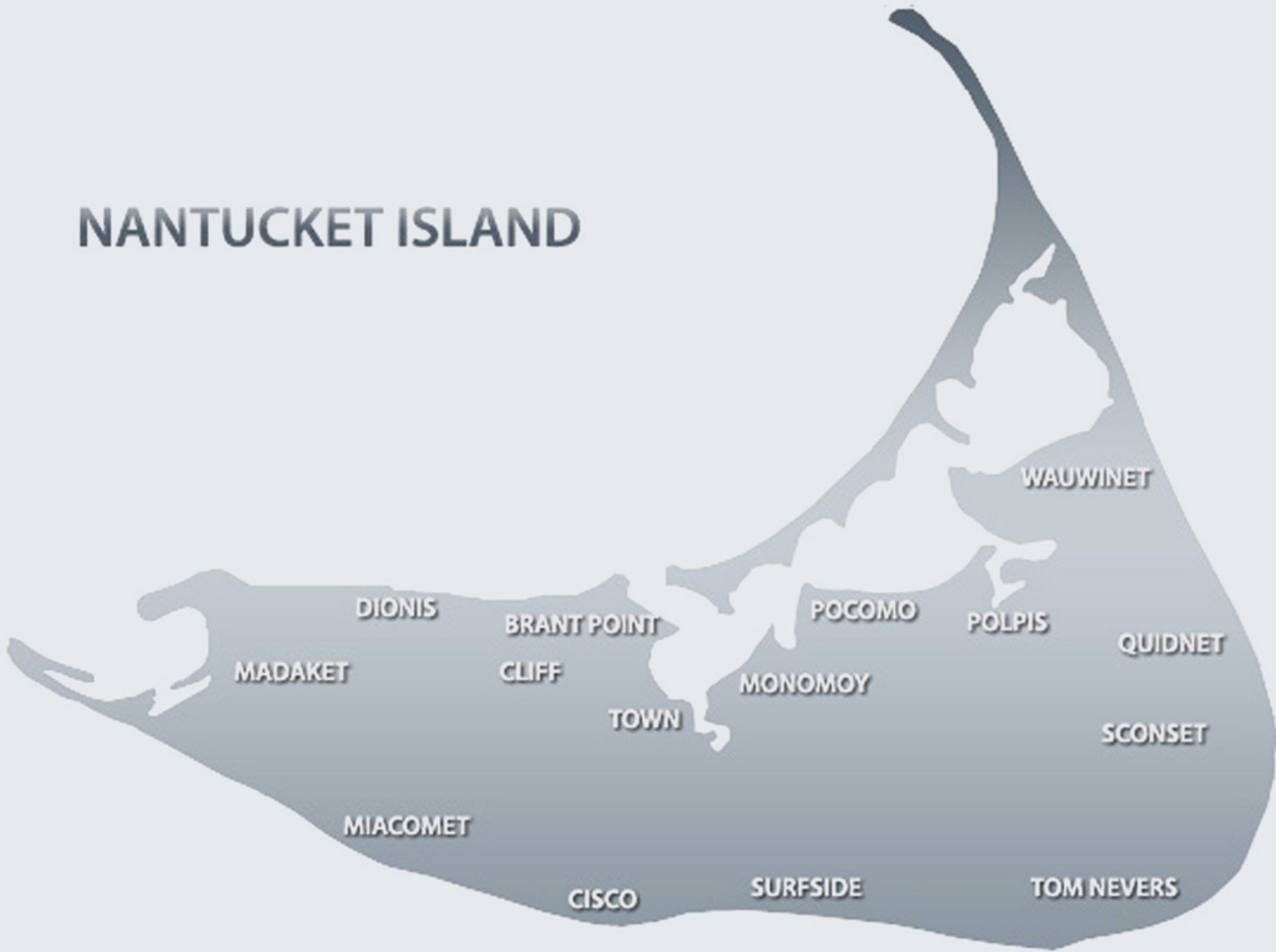
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NANTUCKET & REAL ESTATE

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# NANTUCKET ISLAND



*Nantucket is a small island approximately 3.5 miles by 14.5 miles 30 miles off the coast of Cape Cod, Massachusetts, which was formed by the receding glacial waters of the last ice age 14,000 years ago.*

*This remote and beautiful island, once the whaling capitol of the world, is today rich in historical lore and scenic splendor.*



## Fun Facts on Nantucket



- The name Nantucket is derived from an Indian word meaning "faraway land" or "land far out to sea." Nantucket is an island, a county and a town – the only place in America with the same name for all three.
- Nantucket has no traffic lights, neon signs or fast food restaurant chains.
- Because of the grey-shingled buildings and frequent fog, Nantucket is affectionately referred to as the "Little Grey Lady of the Sea."
- Nantucket was populated by approximately 1,500 Native Americans of the Wampanoag Tribe when it was discovered by Captain Bartholomew Gosnold in 1602.
- The English settlement of Nantucket began in 1659 when Thomas Mayhew sold his interests to the "nine original purchasers:" Tristram Coffin, Thomas Macy, Christopher Hussey, Richard Swayne, Thomas Bernard, Peter Coffin, Stephen Greenleaf, John Swayne and William Pike for the sum of "thirty pounds and two beaver hats...one for myself, and one for my wife."
- Nantucket was considered the Whaling Capital of the World from 1800 – 1840. During this time, the island was the third-largest city in Massachusetts with a population of 10,000. Only Boston and Salem were larger.
- Benjamin Franklin's mother, Abiah Folger, was born on Nantucket. In 1786, when Franklin was the Postmaster General of the United States, he appointed Nantucketer Captain Timothy Folger be the first to chart the Gulf Stream reducing sailing time to England by approximately two weeks.
- Nantucket was home port to two ships involved in the Boston Tea Party - the Beaver and the Dartmouth. They were owned by the Rotch family whose offices were located in the brick building at the foot of Main Street, now the Pacific Club.
- Herman Melville based Moby Dick on the ramming of the Nantucket ship Essex by an angry whale in 1820. He received his information from Owen Chase, a mate on the Essex who kept the ship's log.
- The "roof walks" or "widows' walks" atop many island homes were used to spot incoming ships or for pouring sand down a burning chimney.
- The first wireless radio station in North America was built in Siasconset in 1901 and operated by the New York Herald. It relayed the first successful rescue signals from the sinking liner Republic in 1909.



# About the J Pepper Frazier Nantucket Real Estate Company

Nantucket Island is one of the premier vacation destinations in the world. With that reputation comes a sophisticated real estate market. As a firm, we collectively have over 100 years of experience brokering deals for the residential and the commercial markets. We provide professional, prompt, and attentive service. We work as a coordinated team focused on your goals, needs, and timetable.

The "Rock" is our home. This is where we work, play, rest and live because we love it. We are active locals in the community. We know the ins-and-outs of the Island from the ideal time to shop for groceries, to where to fish, and where to eat.

J Pepper Frazier Company has been serving the Island of Nantucket since 1979. We have a knowledgeable team of professionals who can provide analysis and advice. We have weekly meetings to discuss the market and to share as much information as possible about local opportunities and specific needs.

If you are listing, buying or renting real estate on Nantucket we can guide you through the process with market knowledge and expertise. Contact one of our Nantucket real estate professionals now to get started.

## JPFCO Agents



- Nantucket & Real Estate: Summer 2012 -



## 2012 Current Real Estate Market Conditions:

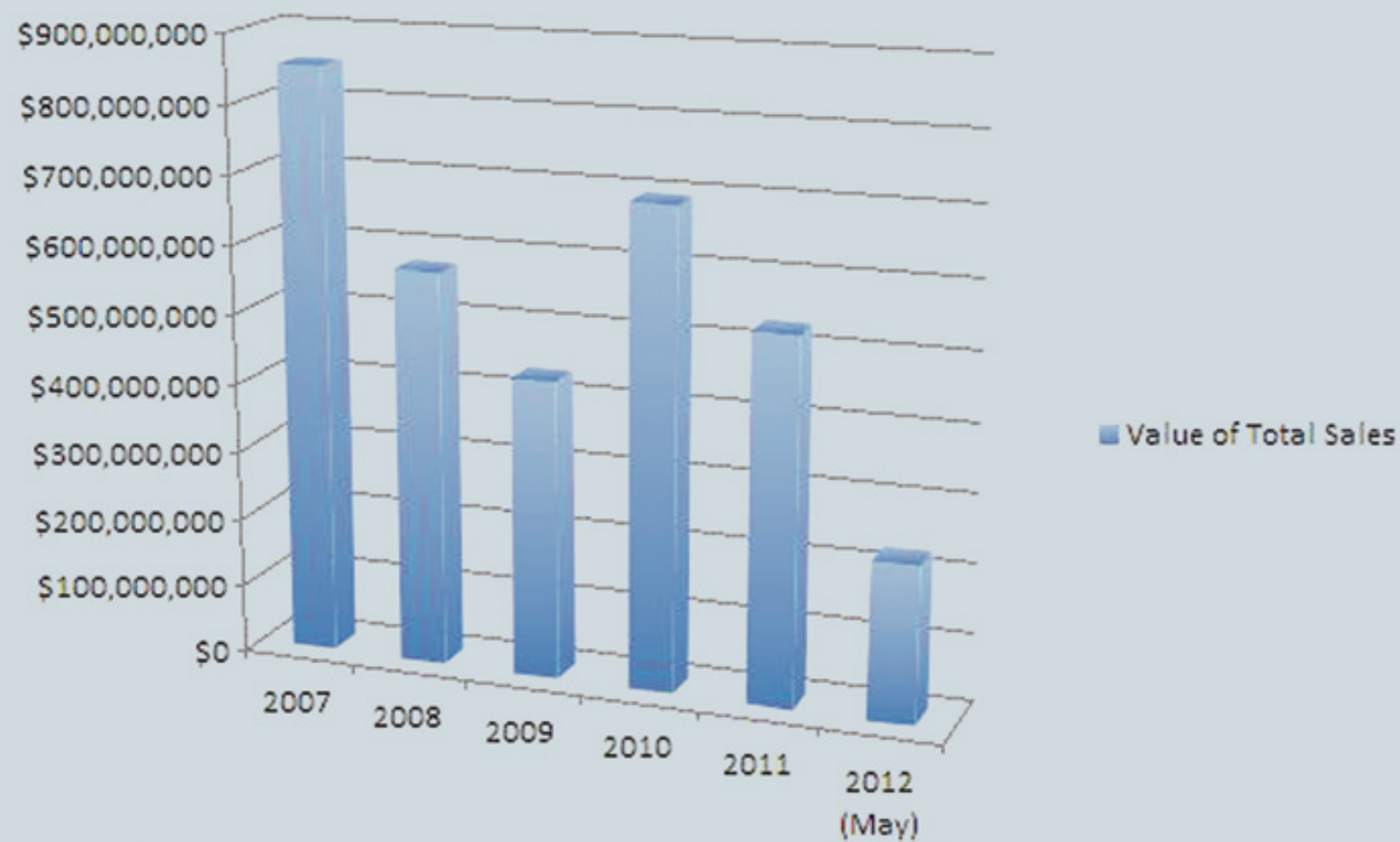
### FALLING INVENTORY AND RISING DEMAND:

- » Lower inventory for sale
- » Rising rental rates and bookings
- » Fewer delinquent mortgages
- » Increased # of transactions

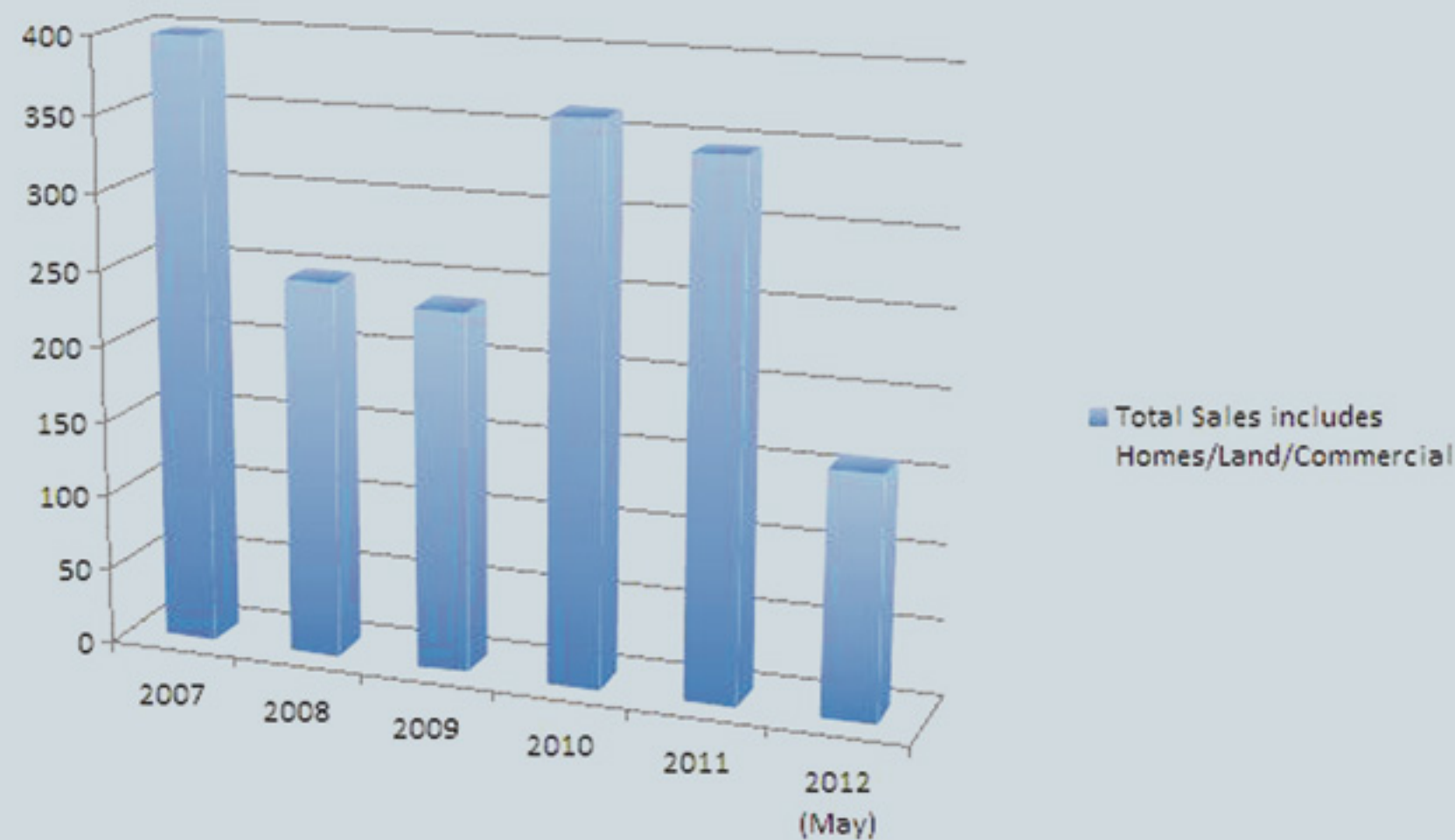
*"We have free money, we have pretty strong markets, gasoline is coming back. Housing is in fact not going through the roof but is coming back. Rents are at all-time highs, mortgages are at all-time lows, affordability is perfect. So housing is going to come back."*

**Jack Welch,**  
June 20, 2012

### Value of Total Sales



### Total Sales includes Homes/Land/Commercial



- Nantucket & Real Estate: Summer 2012 -



## Featured Nantucket Real Estate Listings

<p>BRANT POINT</p>  <p>6 Brant Point Road \$ 3,595,000</p>	<p>BRANT POINT</p>  <p>1 Dolphin Court \$ 2,895,000</p>	<p>BRANT POINT</p>  <p>54B North Beach Street \$ 2,395,000</p>	<p>TOWN</p>  <p>23 Commercial Wharf \$ 2,495,000</p>
<p>TOWN</p>  <p>18 Giny Lane \$ 2,985,000</p>	<p>TOWN</p>  <p>69 Union Street \$ 849,000</p>	<p>TOWN</p>  <p>111 Orange Street \$ 1,175,000</p>	<p>TOWN</p>  <p>3 West Dover Street \$ 1,750,000</p>
<p>TOWN</p>  <p>84 Centre Street \$ 1,449,000</p>	<p>TOWN</p>  <p>6.5 Cherry Street \$ 1,499,999</p>	<p>TOWN</p>  <p>6 Fayette Street \$ 2,175,000</p>	<p>TOWN</p>  <p>65 Center Street \$ 1,950,000</p>
<p>TOWN</p>  <p>1 Lowell Place \$ 1,490,000</p>	<p>TOWN</p>  <p>23 West Chester Street #6 \$ 979,000</p>	<p>MONOMOY</p>  <p>29B Brewster Road \$ 2,395,000</p>	<p>TOM NEVERS</p>  <p>1 Parson Lane \$ 1,325,000</p>



## Featured Nantucket Real Estate Listings

<p>POLPIS</p>  <p>6 Quaise Pasture Road \$ 4,975,000</p>	<p>SCONSET</p>  <p>16 Sconset Avenue \$ 2,495,000</p>	<p>SCONSET</p>  <p>29 King Street \$ 2,395,000</p>	<p>SCONSET</p>  <p>5 Gully Road \$ 1,795,000</p>
<p>SCONSET</p>  <p>12 Black Fish Lane \$ 2,525,000</p>	<p>SCONSET</p>  <p>1 Chapel Street \$ 1,749,000</p>	<p>SCONSET</p>  <p>20 Sconset Avenue \$ 2,550,000</p>	<p>SCONSET</p>  <p>4 McGarveys Way \$ 950,000</p>
<p>SURFSIDE</p>  <p>124 Surfside Road \$ 2,195,000</p>	<p>SURFSIDE</p>  <p>17 Boulevard \$ 1,450,000</p>	<p>SURFSIDE</p>  <p>5 Okorwaw Avenue \$ 2,650,000</p>	<p>SURFSIDE</p>  <p>3 Nonantum Avenue \$ 1,275,000</p>
<p>SURFSIDE</p>  <p>71 Hooper Farm Road \$ 559,000</p>	<p>SURFSIDE</p>  <p>144 Surfside Road \$ 2,695,000</p>	<p>WAUWINET</p>  <p>8 Eat Fire Spring Road \$ 5,400,000</p>	<p>POLPIS</p>  <p>4 - 6 Moors End Lane \$ 2,575,000</p>



## Featured Nantucket Real Estate Listings

<p>SCONSET</p>  <p>17 Ames Avenue \$ 1,650,000</p>	<p>MADAKET</p>  <p>29 Rhode Island Avenue \$ 750,000</p>	<p>TOM NEVERS</p>  <p>26 Kendrick Street \$ 1,495,000</p>	<p>MID ISLAND</p>  <p>17 A-B Daffodil Lane \$ 1,325,000</p>
<p>TOM NEVERS</p>  <p>12 Black Fish Lane \$ 2,525,000</p>	<p>MID ISLAND</p>  <p>1 Clara Drive \$ 765,000</p>	<p>MID ISLAND</p>  <p>10 Bailey Road \$ 538,900</p>	<p>MID ISLAND</p>  <p>71B Hinsdale Road \$ 489,000</p>
<p>TOWN</p>  <p>2 Atlantic Avenue \$ 589,900</p>	<p>MID ISLAND</p>  <p>6A Yompasham Lane \$ 600,000</p>	<p>MADEQUECHAM</p>  <p>46 Madequecham Valley \$ 4,250,000</p>	<p>MADEQUECHAM</p>  <p>31 Wigwam Road \$ 2,575,000</p>
<p>MIACOMET</p>  <p>23 Pond View Drive \$ 1,795,000</p>	<p>MIACOMET</p>  <p>46 Miacomet Avenue \$ 1,295,000</p>	<p>CISCO</p>  <p>3 Aurora Way \$ 1,625,000</p>	<p>SCONSET</p>  <p>20 Sconset Avenue \$ 2,550,000</p>



# Real Estate Sold in 2012

TITLE	SALE PRICE	PRICE	TITLE	SALE PRICE	PRICE	TITLE	SALE PRICE	PRICE
1E Freedom Square Nantucket - Mid Island	\$175,000	\$185,000	80 Washington Street - Town	\$648,400	\$648,400	7 Farmer Street - Town	\$1,195,000	\$1,125,000
69 Surfside Road (portion of) - Surfside	\$259,000	\$225,000	14 1/2 Clarendon Street - Tom Nevers	\$699,000	\$649,000	5 New Lane - Town	\$1,295,000	\$1,295,000
14 Sleepy Hollow Road - West of Town	\$227,500	\$227,500	14 1/2 Clarendon Street - Tom Nevers	\$699,000	\$649,000	20 Field Avenue - Surfside	\$1,550,000	\$1,295,000
45 Surfside Road - Surfside	\$288,750	\$288,750	1 Goldfinch Drive - Naushop	\$650,000	\$650,000	35 Washington Street - Town	\$1,525,000	\$1,400,000
11B Park Circle - Mid Island	\$299,900	\$295,000	6 Derrymore Road - Cliff	\$795,000	\$655,000	56 Pochick Avenue - Surfside	\$1,595,000	\$1,425,000
39 South Cambridge Street - Madaket	\$349,000	\$300,000	3 Daffodil Lane - Surfside	\$699,000	\$660,000	4 Moby Way - Cisco	\$1,700,000	\$1,440,000
76A Centre - Town	\$303,264	\$303,264	39 Goldfinch Drive - Naushop	\$675,000	\$675,000	20 North Water Steet - Town	\$1,450,000	\$1,450,000
75B BARTLETT ROAD - Miacomet	\$327,994	\$327,994	98 Goldfinch Drive - Naushop	\$699,000	\$675,000	2 Gardner Street - Town	\$1,695,000	\$1,512,500
20 Macy's Lane - Mid Island	\$389,000	\$342,000	40 Autopsco Circle - Nashaquisset	\$720,000	\$685,000	88 Madaket Road - West of Town	\$1,750,000	\$1,540,300
66 Hooper Farm Road - Mid Island	\$345,000	\$345,000	82 Surfside Road - Mid Island	\$739,000	\$685,000	20 Woodbury Lane - Town	\$1,795,000	\$1,550,000
15 Park Circle - Mid Island	\$369,000	\$347,500	4 Daffodil Lane - Surfside	\$749,000	\$700,000	6 Plainfield Road - Sconset	\$1,795,000	\$1,575,000
4 Fifth Street - South of Town	\$350,000	\$350,000	2 Mamack Lane - Nashaquisset	\$725,000	\$720,000	4 Beaver Street - Town	\$1,895,000	\$1,595,000
97A Goldfinch Drive - Naushop	\$395,000	\$362,000	2 L Street - Madaket	\$835,000	\$720,000	315 Polpis Road - Polpis	\$1,795,000	\$1,600,000
20 Miacomet Road - Mid Island	\$399,000	\$370,000	4 Spinnaker Circle - Miacomet	\$722,513	\$722,513	15 Shimmo Pond Road - Shimmo	\$1,800,000	\$1,660,000
32 Somerset Lane - West of Town	\$370,000	\$370,000	16 Mizzenmast Road - Miacomet	\$745,000	\$725,000	6 Delaney Road - Cliff	\$1,850,000	\$1,725,000
20 Winn Street(portion of) - Town	\$895,000	\$375,000	22 Chuck Hollow Road - Tom Nevers	\$795,000	\$725,000	12 Meadow Lane - Town	\$1,995,000	\$1,725,000
25 Youngs Way - Mid Island	\$375,000	\$375,000	47 Milk Street - Town	\$795,000	\$725,000	65 Vestal Street - West of Town	\$1,850,000	\$1,750,000
10 Backus Lane, Lot #2 - Mid Island	\$449,000	\$387,500	9 A Daffodil Lane - Surfside	\$795,000	\$730,000	20 North Beach Street - Brant Point	\$1,895,000	\$1,800,000
23 Bank Street - Sconset	\$599,000	\$395,000	16 Ridge Lane - Madaket	\$825,000	\$732,000	2 Coon Street - Town	\$1,850,000	\$1,850,000
95 Hinsdale Road - Mid Island	\$400,000	\$400,000	27 West Sankaty Road - Sconset	\$799,000	\$751,500	6 Woodbury Lane - Town	\$2,475,000	\$1,850,000
2 Sanford Road - Mid Island	\$405,000	\$405,000	48 Nobadeer Farm Road - Mid Island	\$760,000	\$760,000	25 Hussey Street - Town	\$2,250,000	\$1,850,000
73 Hooper Farm Road - South of Town	\$425,000	\$425,000	15 Field Avenue - Surfside	\$855,000	\$765,000	29 Union Street - Town	\$2,100,000	\$1,880,000
14 Still Dock - Town	\$425,170	\$425,170	5 Curlew Court - Naushop	\$835,000	\$775,000	6 Eel Point Road - Dionis	\$2,395,000	\$1,900,000
15 Greglen Avenue - Mid Island	\$429,000	\$426,000	291 Madaket Road - Madaket	\$999,999	\$785,000	23 Madaket Road - West of Town	\$2,350,000	\$1,910,000
51 Essex Road - Mid Island	\$495,000	\$450,000	22 Folger Avenue - Surfside	\$800,000	\$800,000	5C Stone Barn - Brant Point	\$2,595,000	\$1,950,000
21 Friendship Lane #1 - Mid Island	\$499,000	\$460,000	11 Gray Avenue - Mid Island	\$750,000	\$802,560	37 West Miacomet Road - Miacomet	\$1,950,000	\$1,950,000
47 A Appleton Road - Miacomet	\$499,000	\$460,000	46 North Liberty Street - Town	\$925,000	\$820,000	57 Wauwinet Road - Wauwinet	\$2,995,000	\$1,998,500
6 Meadow Lane - Town	\$659,000	\$465,000	0 Tuckernuck - Tuckernuck	\$825,000	\$825,000	14 Nanahumacke Lane - Cisco	\$2,069,000	\$2,000,000
4 Newtown Road - Mid Island	\$495,000	\$470,000	5 Warren Street - Town	\$900,000	\$825,000	15 Skyline Drive - Surfside	\$2,500,000	\$2,100,000
93 Goldfinch Drive - Naushop	\$535,000	\$493,500	1 Gardners Court - Town	\$995,000	\$850,000	17 Chuck Hollow Road - Tom Nevers	\$2,295,000	\$2,145,000
4 Gingy Lane - Town	\$500,000	\$500,000	21 Brewster Road - Monomoy	\$999,000	\$850,000	11 Front Street - Sconset	\$2,350,000	\$2,180,000
36 Flintlock Road - Tom Nevers	\$545,000	\$500,000	1 Austin Farm Drive - Hummock Pond	\$995,000	\$860,000	68 Cliff Road - Cliff	\$2,475,000	\$2,183,667
30 Miacomet Avenue - Miacomet	\$539,900	\$510,000	10 Austin Farm Drive - Cisco	\$875,000	\$875,000	216 Cliff Road - Cliff	\$2,495,000	\$2,250,000
11 Cow Pond Lane - Mid Island	\$595,000	\$525,000	60 Goldfinch Drive - Naushop	\$945,000	\$875,000	78 Polpis Road - Polpis	\$2,595,000	\$2,250,000
10 Bailey Road - Mid Island	\$528,429	\$528,429	68 Madaket Road - West of Town	\$975,000	\$875,000	12 Pine Street - Town	\$2,690,000	\$2,265,000
30 Hummock Pond Road - Hummock Pond	\$699,000	\$540,000	20 Madaket Road - Town	\$950,000	\$875,000	30 Wanoma Way - Tom Nevers	\$2,495,000	\$2,278,560
26 Appleton Road - Mid Island	\$569,000	\$540,000	7 Swayzes Drive - Miacomet	\$995,000	\$880,000	64 Sankaty Road - Sconset	\$2,795,000	\$2,300,000
65.5 Surfside Road - Surfside	\$549,000	\$545,000	36 Goldfinch Drive - Naushop	\$999,000	\$910,000	10 Pine Street - Town	\$2,495,000	\$2,338,000
47 B Appleton Road - Miacomet	\$549,000	\$549,000	33 Walsh Street - Brant Point	\$925,000	\$925,000	2 Anne's Lane - Sconset	\$2,725,000	\$2,387,500
23 Boulevard - Surfside	\$649,000	\$550,000	14 Mayhew Lane - Town	\$999,000	\$925,000	60 Cliff Road - Cliff	\$2,995,000	\$2,400,000
73 Baxter Road - Sconset	\$595,000	\$550,000	1 Bluebird Lane - Naushop	\$995,000	\$940,000	59 Quidnet Road - Quidnet	\$2,749,000	\$2,425,000
67 Surfside Road - Mid Island	\$595,000	\$564,000	68 Pochick Avenue - Surfside	\$1,135,000	\$947,000	68 Pocomo Road - Pocomo	\$3,295,000	\$2,750,000
38 Surfside Road - Mid Island	\$564,224	\$564,224	149 Main Street - Town	\$1,295,000	\$950,000	73 Main Street - Town	\$2,995,000	\$2,750,000
1 Boucher Way - Miacomet	\$564,705	\$564,705	69 Easton Street - Brant Point	\$1,350,000	\$999,400	77 Easton Street - Brant Point	\$2,825,000	\$2,825,000
13 Warren Street - Town	\$695,000	\$575,000	80 Goldfinch Drive - Naushop	\$1,395,000	\$1,000,000	68 Baxter Road - Sconset	\$3,695,000	\$2,900,000
3 WAYDALE ROAD - South of Town	\$575,000	\$575,000	32 Nonantum Ave. - Surfside	\$1,200,000	\$1,012,500	24 Hussey Street - Town	\$3,495,000	\$2,950,000
11 Tom Nevers Road - Tom Nevers	\$587,181	\$578,181	45B Vestal Street - Town	\$1,195,000	\$1,025,000	8 North Water Street - Town	\$3,250,000	\$3,140,000
37 Goldfinch Drive - Naushop	\$649,000	\$580,000	28 New Street - Town	\$1,195,000	\$1,025,000	4 Lavender Lane - Dionis	\$3,295,000	\$3,200,000
57 Madaket Road - West of Town	\$584,000	\$584,000	36 Vestal Street - Town	\$1,095,000	\$1,040,000	35 North Beach Street - Brant Point	\$3,850,000	\$3,205,000
13 Bank Street - Sconset	\$585,000	\$585,000	4 Van Fleet Circle - Tom Nevers	\$1,099,000	\$1,050,000	123 Cliff Road - Cliff	\$3,695,000	\$3,217,000
2 Franklin Street - Town	\$695,000	\$590,000	44 Liberty Street - Town	\$1,595,000	\$1,050,000	2 Cliff Road - Town	\$3,395,000	\$3,265,000
13 Derrymore Road - Cliff	\$695,000	\$600,000	42 Dukes Road - Town	\$1,395,000	\$1,050,000	20 Straight Wharf - Town	\$3,950,000	\$3,420,000
1 Delaney Road - Cliff	\$695,000	\$600,000	35 Pine Crest Drive - Mid Island	\$1,062,500	\$1,062,500	35 Low Beach Road - Sconset	\$3,750,000	\$3,600,000
3 BAILEY ROAD - South of Town	\$600,000	\$600,000	5B Step Lane - Town	\$1,195,000	\$1,075,000	76 Main Street - Town	\$4,395,000	\$3,820,000
96 Goldfinch Drive - Naushop	\$699,000	\$600,000	Rear Plainfield - Sconset	\$1,295,000	\$1,100,000	20 Main Street Siasconset - Sconset	\$4,695,000	\$4,090,000
16C Milestone Road - Monomoy	\$695,000	\$625,000	19 Pine Crest Drive - Mid Island	\$1,105,000	\$1,105,000	87 Cliff Road - Cliff	\$4,251,000	\$4,251,000

- Nantucket & Real Estate: Summer 2012 -



# Featured Nantucket Rental Houses

1 Weetamo Road - Pocomo      6 bedrooms / 4.5 baths




The first floor has very high ceilings with wall to wall windows and French doors out to the pool and patio and cottage and gorgeous artwork throughout. Gourmet kitchen and walk-in pantry with reading room off of it. Formal dining room and formal living room with TV. Office/den with Murphy bed and first floor guest bedroom with two full beds and TV. Full hall bathroom. Laundry room. Powder room.

Area: Pocomo  
Address: 1 Weetamo Road  
Number of Bedrooms: 6  
Sleeping Capacity: 12  
Number of Baths: 4.5  
Weekly Rates: \$25,000 - \$34,000

144 Surfside Road - Surfside      8 bedrooms / 5 baths




The Wedding House creates the classic Nantucket experience, perfect for entertaining and family gatherings. A beautifully restored antique home, the house has just been fully updated with central air conditioning and other modern conveniences. With a large Main House and 3 bedroom Cottage the property accommodates a total of 19 people. Sit on the back porch and hear the sound of the surf.

Area: Surfside  
Address: 144 Surfside Road  
Number of Bedrooms: 8  
Sleeping Capacity: 19  
Number of Baths: 5  
Weekly Rates: \$12,000 - \$18,000

294 Polpis Road - Polpis      6 bedrooms / 6 baths




This graceful, 6 bedroom, country home and cottage sits on 3 acres of lawns and meadows close to Polpis Harbor. It provides wonderful views of the harbor from several rooms and easy access to the harbor for boating activities. The bike trail and conservation paths are right out the door, and Quidnet Beach and the children's pond are just up the road. Sconset is a 15 minute bike ride.

Area: Polpis  
Address: 294 Polpis Road  
Number of Bedrooms: 6  
Sleeping Capacity: 12  
Number of Baths: 6  
Weekly Rates: \$7,500 - \$10,000

18 Lily Street - Town      6 bedrooms / 3.5 baths




This Lily Street Charmer is family ready and convenient to Children's Brant Point, or Jetties' Beaches and it's a 10 minute walk into town over Academy Hill for morning coffee or a night out. Not fancy or formal, just very comfortable inside and out. Large family kitchen and great room dining area with seating for 10. Separate den/TV room and quiet area. Large back deck with grill and patio furniture.

Area: Town  
Address: 18 Lily Street  
Number of Bedrooms: 6  
Sleeping Capacity: 10  
Number of Baths: 3.5  
Weekly Rates: \$7,500 - \$7,500

15 Longwood Drive - Tom Nevers      3 bedrooms / 2 baths




Private & charming, comfortable & beautifully decorated Nantucket retreat. Peaceful location, yet close to pristine beaches, bike path, and quaint village of Sconset. 6 miles to Nantucket town. Within walking distance to public transportation on Milestone Road. Beautifully landscaped 2.75 acre property, large deck, modern kitchen, 2 fireplaces, spectacular sunsets from large multi windowed great room.

Area: Tom Nevers  
Address: 15 Longwood Drive  
Number of Bedrooms: 3  
Sleeping Capacity: 5  
Number of Baths: 2  
Weekly Rates: \$2,650 - \$3,650

20.5 Fair Street - WestOfTown      2 bedrooms / 1 bath



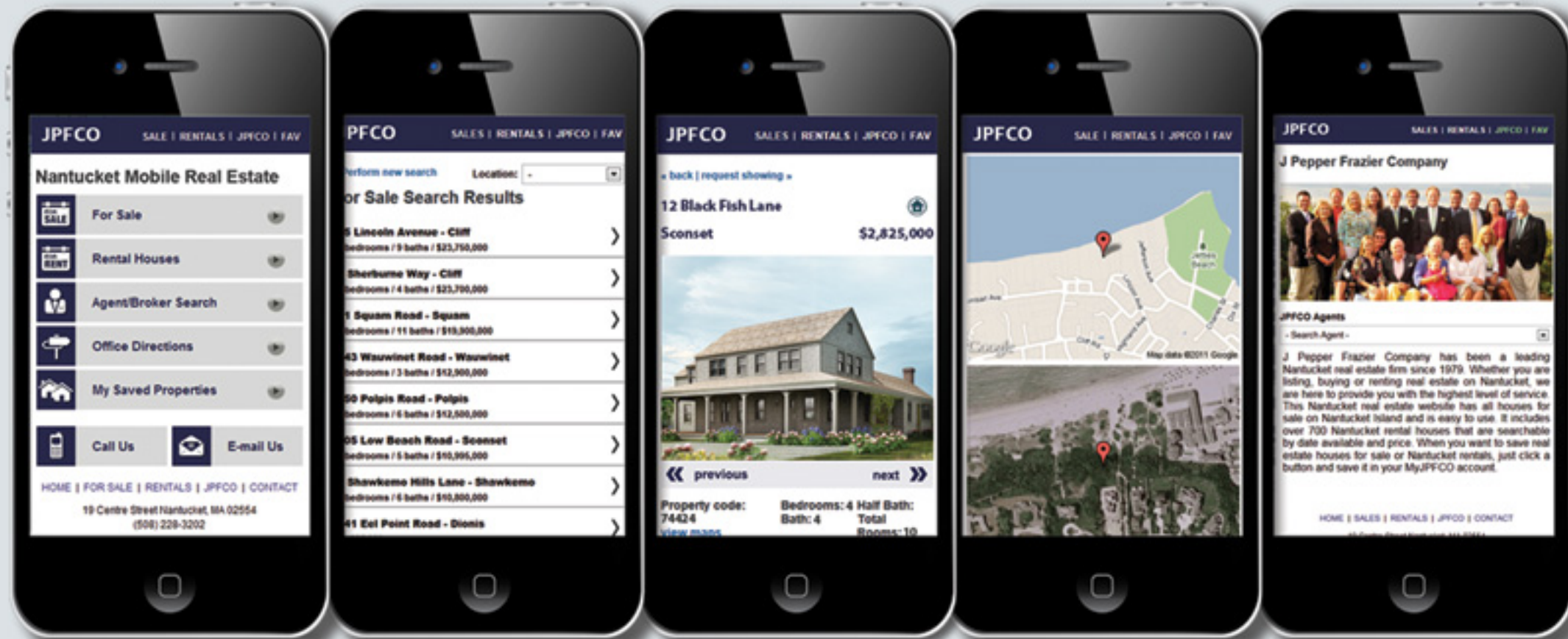

Adorable Antique two bedroom home in the heart of the Old Historic District located on desirable Fair Street. A private front patio with exquisite gardens offers much comfort and delight as you walk through the front gate. This is an ideal location for all who want to enjoy the easy access to Nantucket's Main Street. Currently being renovated, correct interior photos to be replaced in May.

Area: WestOfTown  
Address: 20.5 Fair Street  
Number of Bedrooms: 2  
Sleeping Capacity: 4  
Number of Baths: 1  
Weekly Rates: \$3,500 - \$3,500



# Nantucket's Mobile Website for Real Estate

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## J Pepper Frazier Company Newsletter

Nantucket Real Estate

Updates from Pepper

New Listings

Sold Listings

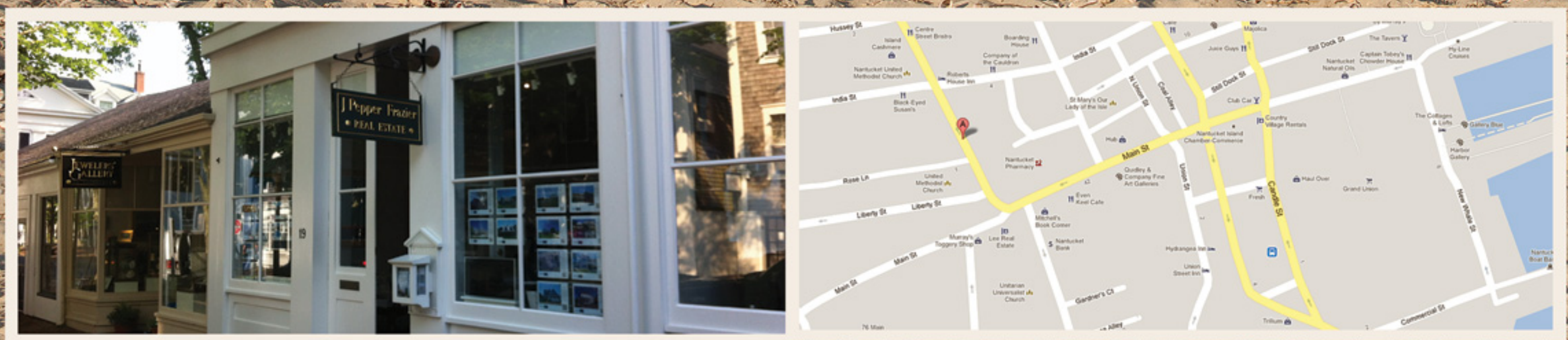
Rental Deals

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