

# NANTUCKET & REAL ESTATE

**Fun Facts about Nantucket**

**Real Estate for Sale**

**Renting on Nantucket**



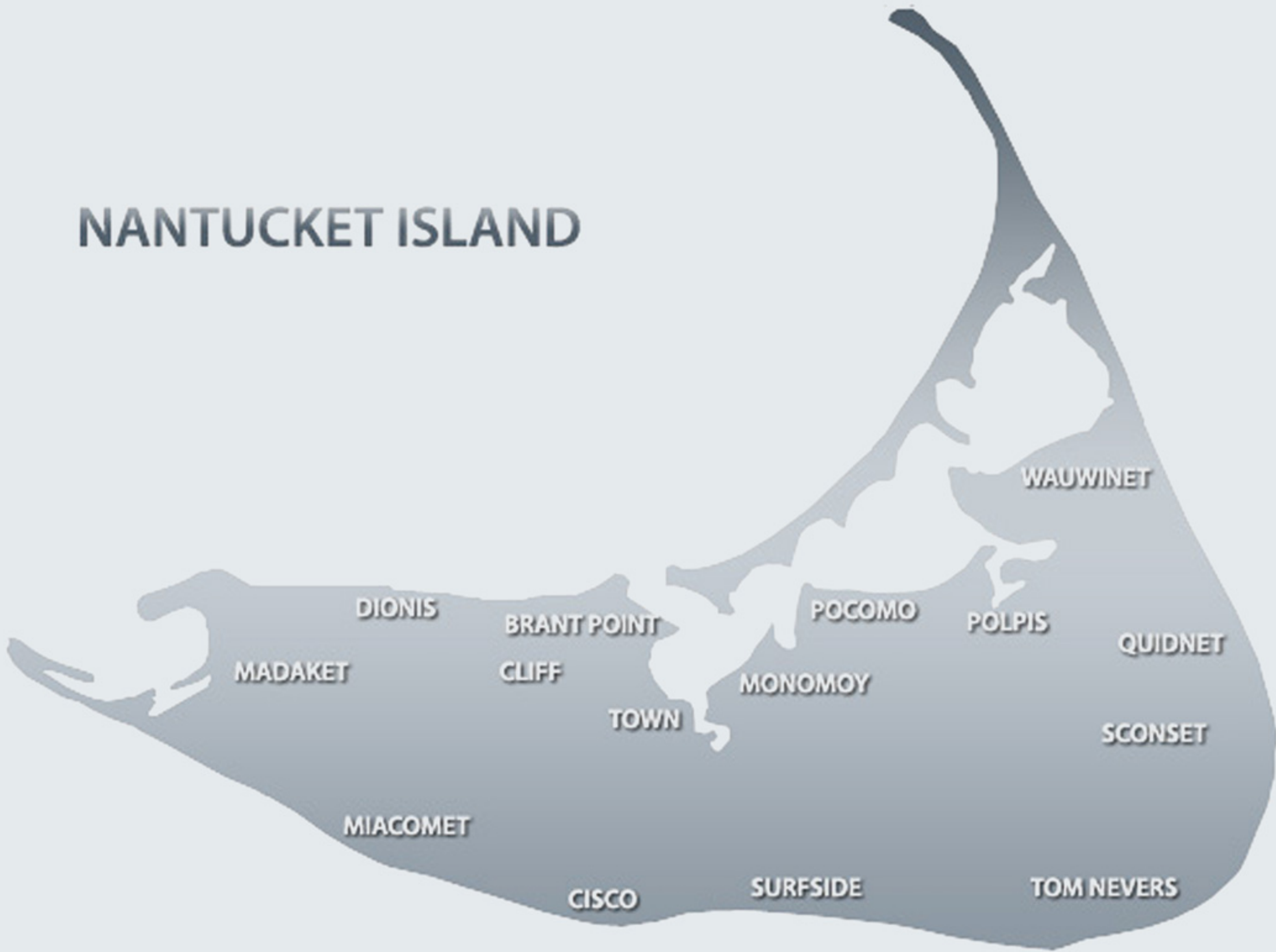
**JPFCO**  
NANTUCKET & REAL ESTATE

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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





# 2012 Current Nantucket Real Estate Market Conditions:

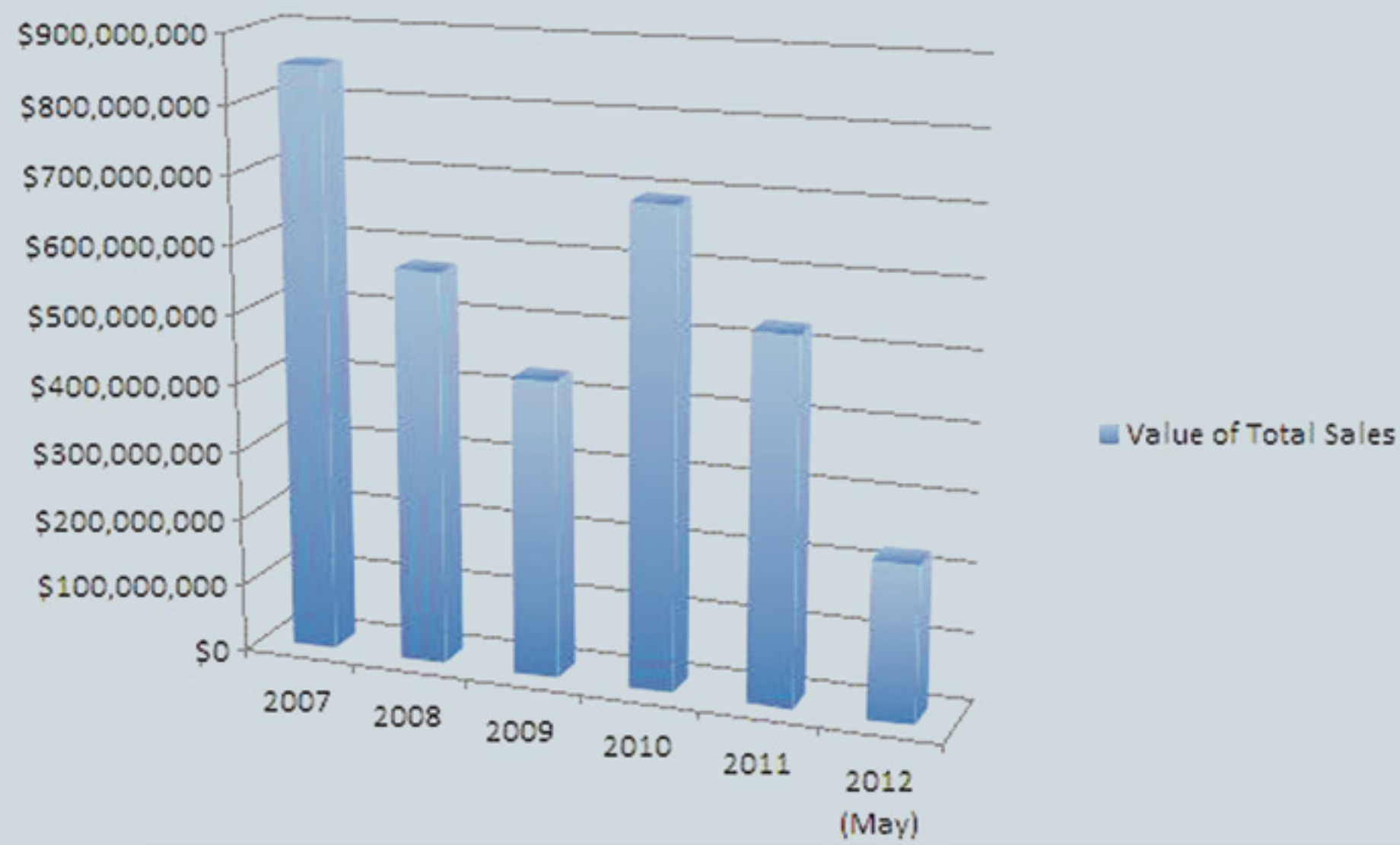
## FALLING INVENTORY AND RISING DEMAND:

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

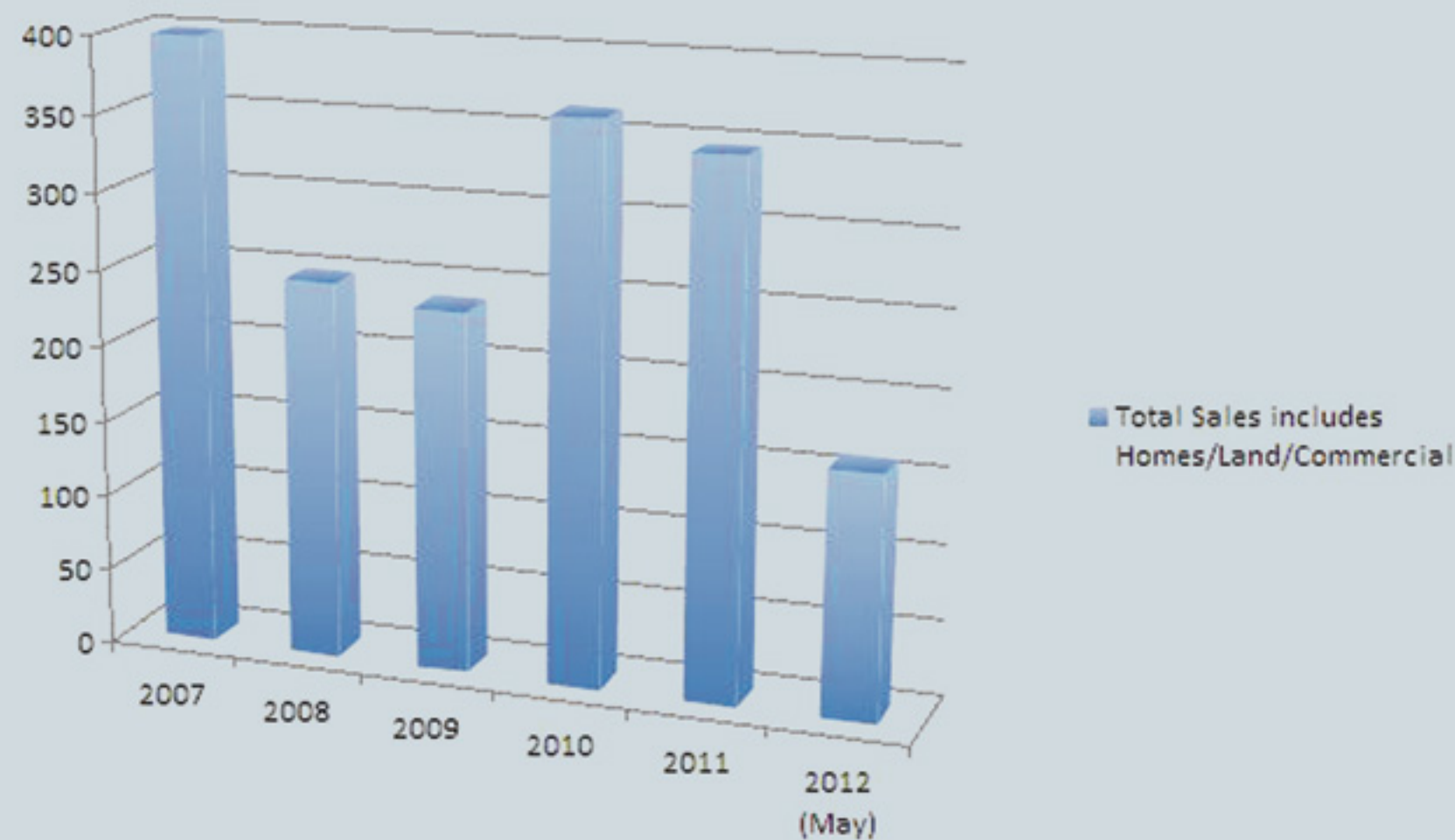
*"We have free money, we have pretty strong markets, gasoline is coming back. Housing is in fact not going through the roof but is coming back. Rents are at all-time highs, mortgages are at all-time lows, affordability is perfect. So housing is going to come back."*

**Jack Welch,**  
June 20, 2012

### Value of Total Sales



### Total Sales includes Homes/Land/Commercial





## 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>



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<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>16 Old Tom Nevers \$ 549,000</p>	<p>MID ISLAND</p>  <p>1 Clara Drive \$ 765,000</p>	<p>MID ISLAND</p>  <p>10 Bailey Road \$ 518,900</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	PRICE	TITLE	PRICE	TITLE	PRICE
Array Milestone Road - Sconset	\$16,000,000	4 Moby Way - Cisco	\$1,440,000	3 Daffodil Lane - Surfside	\$660,000
183 Polpis Road - Polpis	\$7,850,000	56 Pochick Avenue - Surfside	\$1,425,000	6 Derrymore Road - Cliff	\$655,000
59 Shawkemo Road - Shawkemo	\$7,747,500	35 Washington Street - Town	\$1,400,000	1 Goldfinch Drive - Naushop	\$650,000
18 Rabbit Run Road - Shawkemo	\$6,700,000	5 New Lane - Town	\$1,295,000	14 1/2 Clarendon Street - Tom Nevers	\$649,000
4 Salt Marsh Road - Monomoy	\$6,200,000	20 Field Avenue - Surfside	\$1,295,000	14 1/2 Clarendon Street - Tom Nevers	\$649,000
18 Orange Street - Town	\$5,500,000	6 Gardner Road - Shimmo	\$1,125,000	80 Washington Street - Town	\$648,400
6 Kite Hill Lane - Cliff	\$4,450,000	7 Farmer Street - Town	\$1,125,000	16C Milestone Road - Monomoy	\$625,000
87 Cliff Road - Cliff	\$4,251,000	19 Pine Crest Drive - Mid Island	\$1,105,000	13 Derrymore Road - Cliff	\$600,000
20 Main Street Siasconset - Sconset	\$4,090,000	Rear Plainfield - Sconset	\$1,100,000	1 Delaney Road - Cliff	\$600,000
76 Main Street - Town	\$3,820,000	5B Step Lane - Town	\$1,075,000	3 BAILEY ROAD - South of Town	\$600,000
35 Low Beach Road - Sconset	\$3,600,000	35 Pine Crest Drive - Mid Island	\$1,062,500	96 Goldfinch Drive - Naushop	\$600,000
20 Straight Wharf - Town	\$3,420,000	4 Van Fleet Circle - Tom Nevers	\$1,050,000	2 Franklin Street - Town	\$590,000
2 Cliff Road - Town	\$3,265,000	44 Liberty Street - Town	\$1,050,000	13 Bank Street - Sconset	\$585,000
123 Cliff Road - Cliff	\$3,217,000	42 Dukes Road - Town	\$1,050,000	57 Madaket Road - West of Town	\$584,000
35 North Beach Street - Brant Point	\$3,205,000	36 Vestal Street - Town	\$1,040,000	37 Goldfinch Drive - Naushop	\$580,000
4 Lavender Lane - Dionis	\$3,200,000	45B Vestal Street - Town	\$1,025,000	11 Tom Nevers Road - Tom Nevers	\$578,181
8 North Water Street - Town	\$3,140,000	28 New Street - Town	\$1,025,000	13 Warren Street - Town	\$575,000
24 Hussey Street - Town	\$2,950,000	32 Nonantum Ave. - Surfside	\$1,012,500	3 WAYDALE ROAD - South of Town	\$575,000
68 Baxter Road - Sconset	\$2,900,000	80 Goldfinch Drive - Naushop	\$1,000,000	1 Boucher Way - Miacomet	\$564,705
77 Easton Street - Brant Point	\$2,825,000	69 Easton Street - Brant Point	\$999,400	38 Surfside Road - Mid Island	\$564,224
68 Pocomo Road - Pocomo	\$2,750,000	149 Main Street - Town	\$950,000	67 Surfside Road - Mid Island	\$564,000
73 Main Street - Town	\$2,750,000	68 Pochick Avenue - Surfside	\$947,000	23 Boulevarde - Surfside	\$550,000
59 Quidnet Road - Quidnet	\$2,425,000	1 Bluebird Lane - Naushop	\$940,000	73 Baxter Road - Sconset	\$550,000
60 Cliff Road - Cliff	\$2,400,000	33 Walsh Street - Brant Point	\$925,000	47 B Appleton Road - Miacomet	\$549,000
2 Anne's Lane - Sconset	\$2,387,500	14 Mayhew Lane - Town	\$925,000	65.5 Surfside Road - Surfside	\$545,000
10 Pine Street - Town	\$2,338,000	36 Goldfinch Drive - Naushop	\$910,000	30 Hummock Pond Road - Hummock Pond	\$540,000
64 Sankaty Road - Sconset	\$2,300,000	7 Swayzes Drive - Miacomet	\$880,000	26 Appleton Road - Mid Island	\$540,000
30 Wanoma Way - Tom Nevers	\$2,278,560	10 Austin Farm Drive - Cisco	\$875,000	10 Bailey Road - Mid Island	\$528,429
12 Pine Street - Town	\$2,265,000	60 Goldfinch Drive - Naushop	\$875,000	11 Cow Pond Lane - Mid Island	\$525,000
216 Cliff Road - Cliff	\$2,250,000	68 Madaket Road - West of Town	\$875,000	30 Miacomet Avenue - Miacomet	\$510,000
78 Polpis Road - Polpis	\$2,250,000	20 Madaket Road - Town	\$875,000	4 Gingly Lane - Town	\$500,000
68 Cliff Road - Cliff	\$2,183,667	1 Austin Farm Drive - Hummock Pond	\$860,000	36 Flintlock Road - Tom Nevers	\$500,000
11 Front Street - Sconset	\$2,180,000	1 Gardners Court - Town	\$850,000	93 Goldfinch Drive - Naushop	\$493,500
17 Chuck Hollow Road - Tom Nevers	\$2,145,000	21 Brewster Road - Monomoy	\$850,000	4 Newtown Road - Mid Island	\$470,000
15 Skyline Drive - Surfside	\$2,100,000	0 Tuckernuck - Tuckernuck	\$825,000	6 Meadow Lane - Town	\$465,000
14 Nanahumacke Lane - Cisco	\$2,000,000	5 Warren Street - Town	\$825,000	21 Friendship Lane #1 - Mid Island	\$460,000
57 Wauwinet Road - Wauwinet	\$1,998,500	46 North Liberty Street - Town	\$820,000	47 A Appleton Road - Miacomet	\$460,000
5C Stone Barn - Brant Point	\$1,950,000	11 Gray Avenue - Mid Island	\$802,560	51 Essex Road - Mid Island	\$450,000
37 West Miacomet Road - Miacomet	\$1,950,000	22 Folger Avenue - Surfside	\$800,000	15 Greglen Avenue - Mid Island	\$426,000
23 Madaket Road - West of Town	\$1,910,000	291 Madaket Road - Madaket	\$785,000	14 Still Dock - Town	\$425,170
6 Eel Point Road - Dionis	\$1,900,000	5 Curlew Court - Naushop	\$775,000	73 Hooper Farm Road - South of Town	\$425,000
29 Union Street - Town	\$1,880,000	15 Field Avenue (AKA 14 Folger Avenue) - Surfside	\$765,000	2 Sanford Road - Mid Island	\$405,000
2 Coon Street - Town	\$1,850,000	48 Nobadeer Farm Road - Mid Island	\$751,500	95 Hinsdale Road - Mid Island	\$400,000
6 Woodbury Lane - Town	\$1,850,000	27 West Sankaty Road - Sconset	\$732,000	23 Bank Street - Sconset	\$395,000
25 Hussey Street - Town	\$1,850,000	16 Ridge Lane - Madaket	\$730,000	10 Backus Lane, Lot #2 - Mid Island	\$387,500
20 North Beach Street - Brant Point	\$1,800,000	9 A Daffodil Lane - Surfside	\$725,000	20 Winn Street (portion of) - Town	\$375,000
65 Vestal Street - West of Town	\$1,750,000	16 Mizzenmast Road - Miacomet	\$725,000	25 Youngs Way - Mid Island	\$375,000
6 Delaney Road - Cliff	\$1,725,000	22 Chuck Hollow Road - Tom Nevers	\$725,000	20 Miacomet Road - Mid Island	\$370,000
12 Meadow Lane - Town	\$1,725,000	47 Milk Street - Town	\$722,513	32 Somerset Lane - West of Town	\$370,000
15 Shimmo Pond Road - Shimmo	\$1,660,000	4 Spinnaker Circle - Miacomet	\$720,000	97A Goldfinch Drive - Naushop	\$362,000
315 Polpis Road - Polpis	\$1,600,000	2 Mamack Lane - Nashaquisset	\$720,000	4 Fifth Street - South of Town	\$350,000
4 Beaver Street - Town	\$1,595,000	2 L Street - Madaket	\$700,000	15 Park Circle - Mid Island	\$347,500
6 Plainfield Road - Sconset	\$1,575,000	4 Daffodil Lane - Surfside	\$685,000	66 Hooper Farm Road - Mid Island	\$345,000
20 Woodbury Lane - Town	\$1,550,000	40 Autopscot Circle - Nashaquisset	\$685,000	20 Macy's Lane - Mid Island	\$342,000
88 Madaket Road - West of Town	\$1,540,300	82 Surfside Road - Mid Island	\$675,000	75B BARTLETT ROAD - Miacomet	\$327,994
2 Gardner Street - Town	\$1,512,500			76A Centre - Town	\$303,264

- 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.

**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.

**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.

**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.

**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.

**Weekly Rates: \$2,650 - \$3,650**

20.5 Fair Street - Town

2 bedrooms / 1 bath



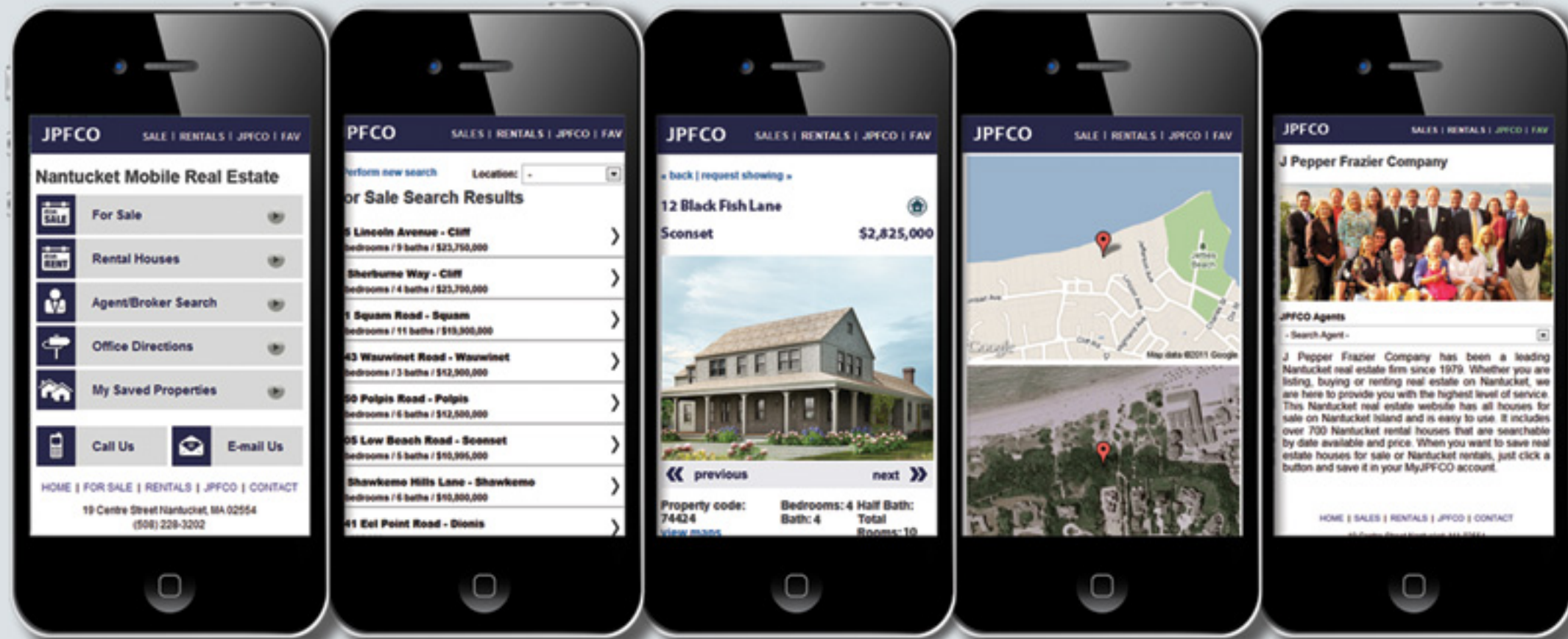
Adorable Antique two bedroom home in the heart of the Old Historic District located on desirable Fair Street. A private front patio with exquisite gardens offers much comfort and delight as you walk through the front gate. This is an ideal location for all who want to enjoy the easy access to Nantucket's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

**Weekly Rates: \$3,500 - \$3,500**



# Nantucket's Mobile Website for Real Estate

[www.jpfc.com](http://www.jpfc.com)



## J Pepper Frazier Company Newsletter

Nantucket Real Estate

Updates from Pepper

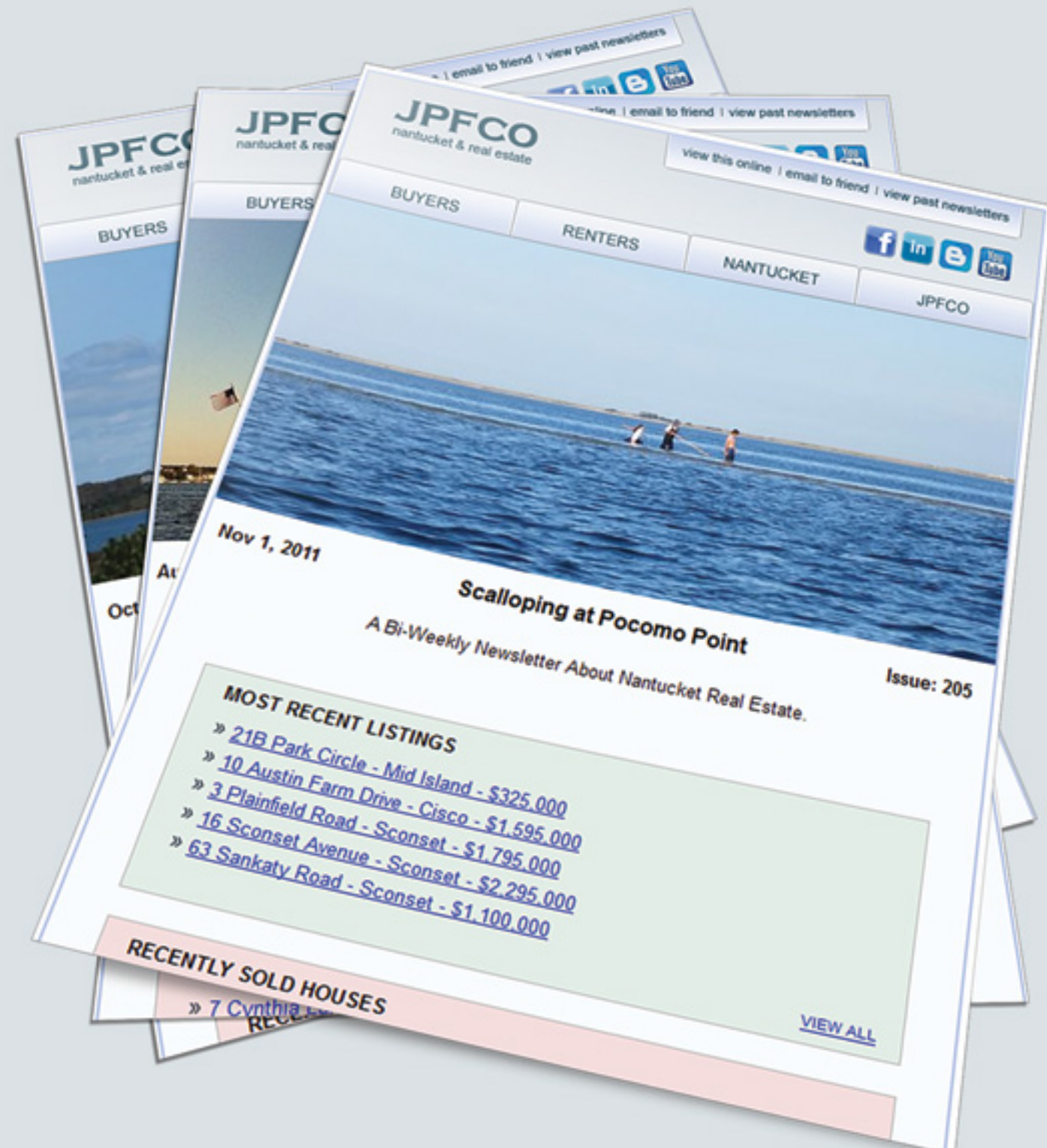
New Listings

Sold Listings

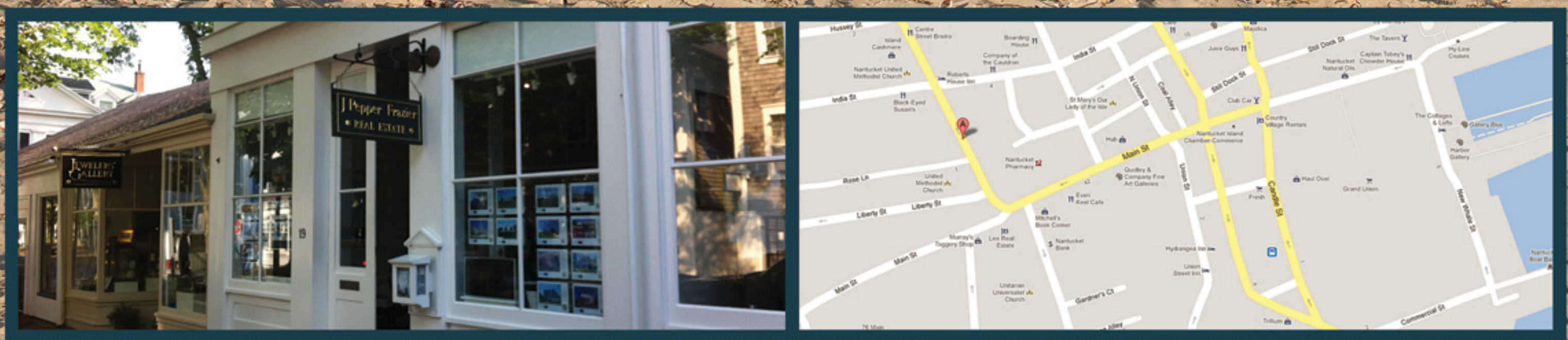
Rental Deals

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