

# NANTUCKET & REAL ESTATE

**Fun Facts about Nantucket**

**Real Estate for Sale**

**Renting on Nantucket**

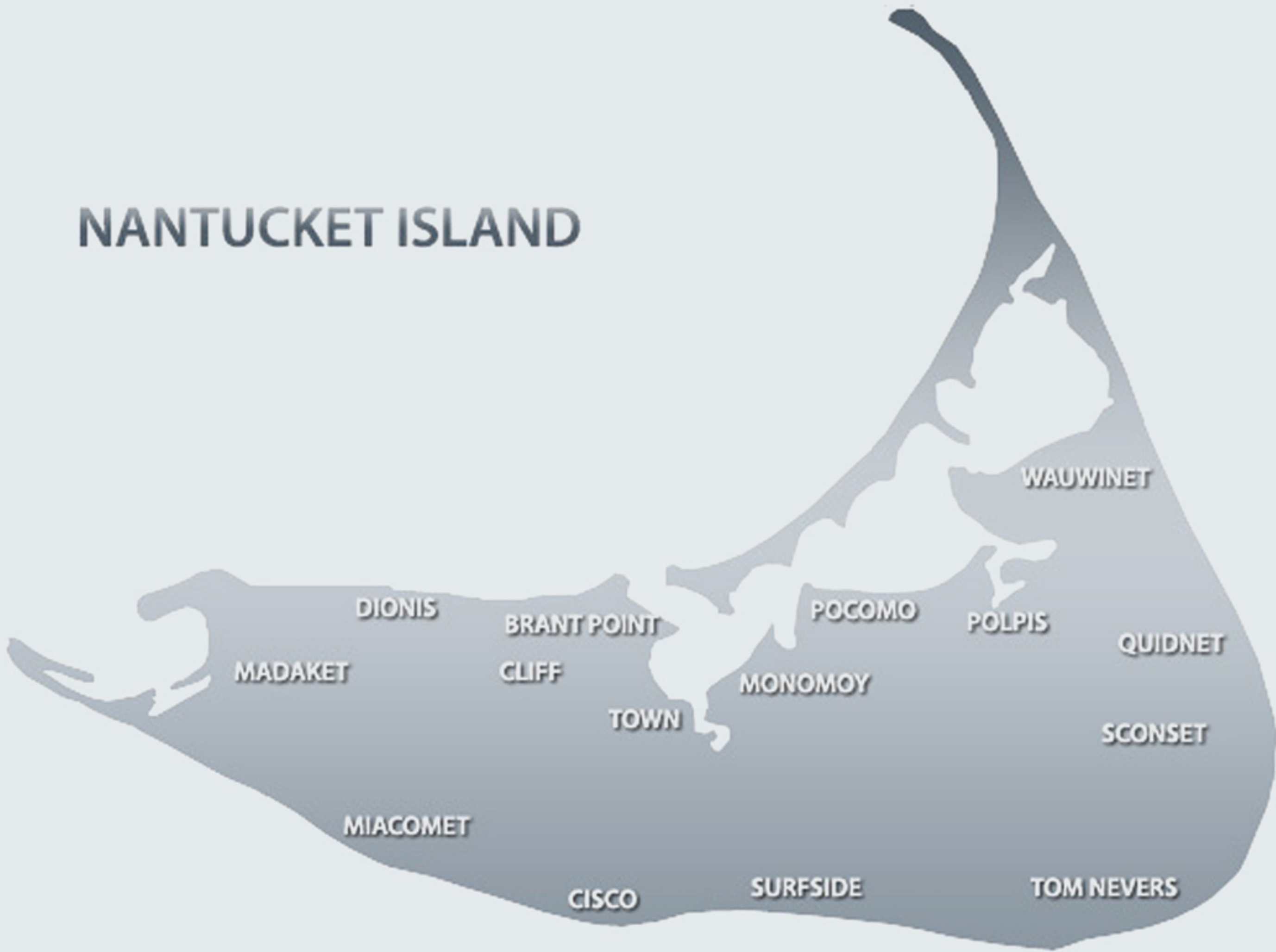


J Pepper Frazier Company

www.JPFCO.com | (508) 228-3202  
19 Centre Street, Nantucket, Ma 02554

LUXURY  
PORTFOLIO™  
FINE PROPERTY COLLECTION

# 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:

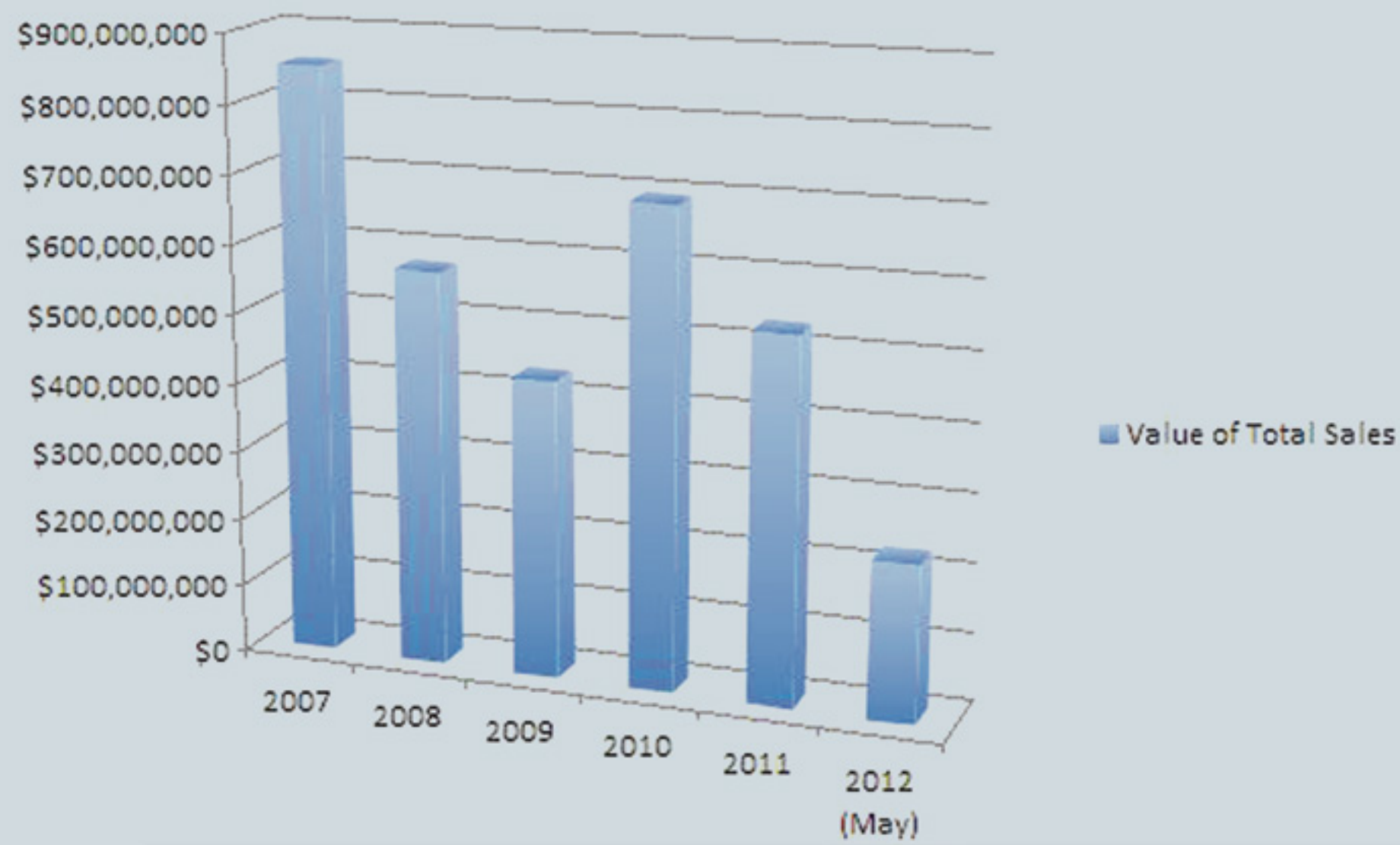
## FALLING INVENTORY AND RISING DEMAND:

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

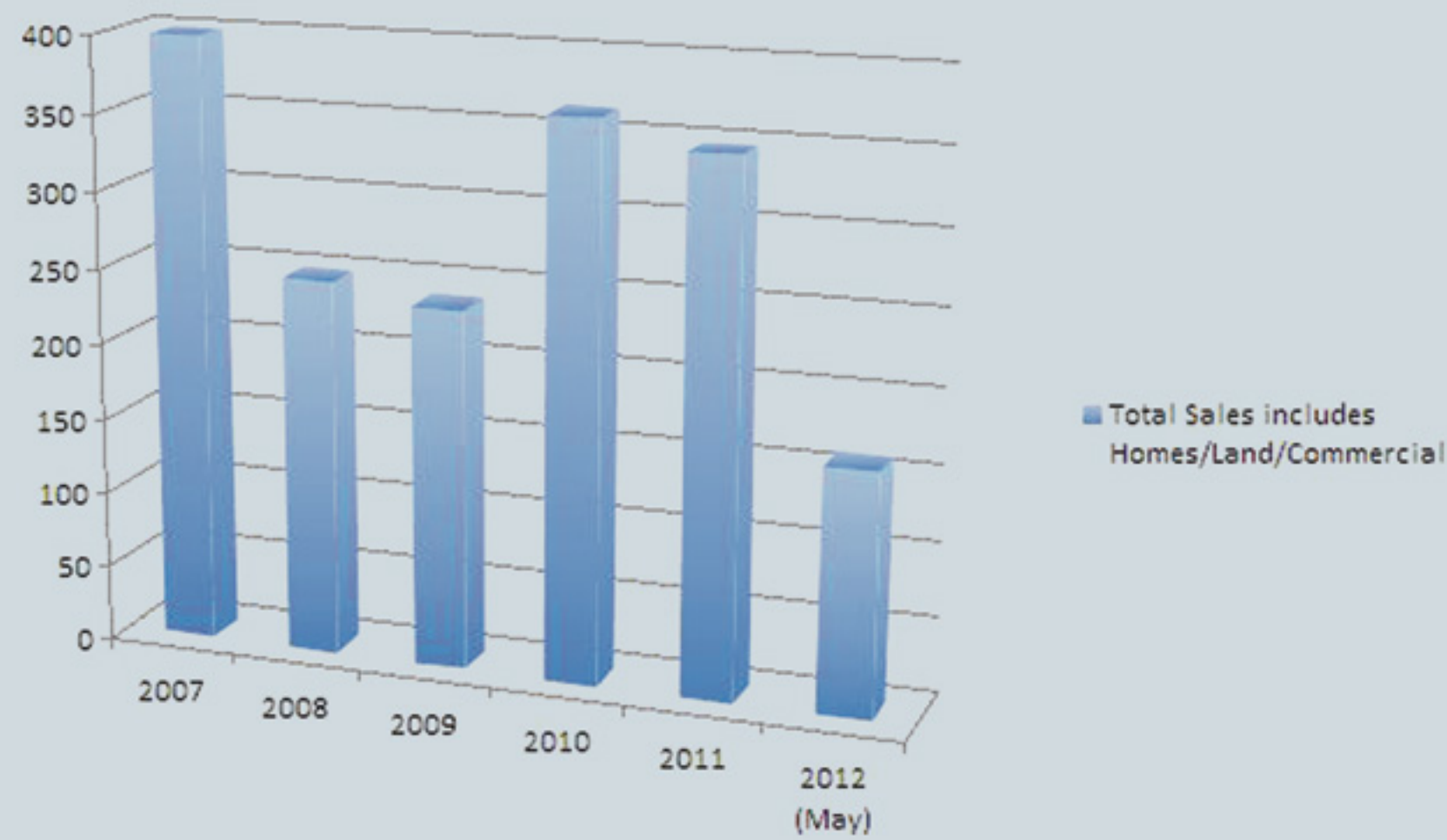
*"We have free money, we have pretty strong markets, gasoline is coming back. Housing is in fact not going through the roof but is coming back. Rents are at all-time highs, mortgages are at all-time lows, affordability is perfect. So housing is going to come back."*

**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 \$ 1,095,000</p>	<p>TOWN</p>  <p>3 West Dover Street \$ 1,750,000</p>
<p>CLIFF</p>  <p>14 Old Westmoor Farm Lane \$ 4,295,000</p>	<p>TOWN</p>  <p>6.5 Cherry Street \$ 1,449,999</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 \$ 949,000</p>	<p>MONOMOY</p>  <p>29B Brewster Road \$ 2,750,000</p>	<p>TOM NEVERS</p>  <p>1 Parson Lane \$ 1,295,000</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>TOWN</p>  <p>20 Woodbury Lane \$ 3,195,000</p>	<p>SURFSIDE</p>  <p>5 Okorwaw Avenue \$ 2,650,000</p>	<p>TOM NEVERS</p>  <p>15 Old Tom Nevers Road \$ 1,350,000</p>
<p>SURFSIDE</p>  <p>4 Okorwaw Avenue \$ 1,295,000</p>	<p>SURFSIDE</p>  <p>144 Surfside Road \$ 2,695,000</p>	<p>WAUWINET</p>  <p>8 Eat Fire Spring Road \$ 4,750,000</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>TOM NEVERS</p>  <p>1 Longwood Drive \$ 1,399,000</p>	<p>TOM NEVERS</p>  <p>26 Kendrick Street \$ 1,495,000</p>	<p>WEST OF TOWN</p>  <p>57 Madaket Road \$ 975,000</p>
<p>MADAKET</p>  <p>25 Starbuck Road \$ 3,800,000</p>	<p>MID ISLAND</p>  <p>1 Clara Drive \$ 765,000</p>	<p>MID ISLAND</p>  <p>10 Bailey Road \$ 499,900</p>	<p>TOWN</p>  <p>10.5 Cherry Street \$ 699,000</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 \$ 1,695,000</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
Golf Course Milestone Road - Sconset	\$16,000,000	25 Hussey Street - Town	\$1,850,000	10 Austin Farm Drive - Cisco	\$875,000
183 Polpis Road - Polpis	\$7,850,000	20 North Beach Street - Brant Point	\$1,800,000	60 Goldfinch Drive - Naushop	\$875,000
59 Shawkemo Road - Shawkemo	\$7,747,500	5 Pochick Street - Sconset	\$1,750,000	68 Madaket Road - West of Town	\$875,000
5 Hinckley - Cliff	\$7,400,000	65 Vestal Street - West of Town	\$1,750,000	20 Madaket Road - Town	\$875,000
18 Rabbit Run Road - Shawkemo	\$6,700,000	6 Delaney Road - Cliff	\$1,725,000	1 Austin Farm Drive - Hummock Pond	\$860,000
4 Salt Marsh Road - Monomoy	\$6,200,000	12 Meadow Lane - Town	\$1,725,000	1 Gardners Court - Town	\$850,000
18 Orange Street - Town	\$5,500,000	15 Shimmo Pond Road - Shimmo	\$1,660,000	21 Brewster Road - Monomoy	\$850,000
6 Kite Hill Lane - Cliff	\$4,450,000	315 Polpis Road - Polpis	\$1,600,000	0 Tuckernuck - Tuckernuck	\$825,000
87 Cliff Road - Cliff	\$4,251,000	4 Beaver Street - Town	\$1,595,000	5 Warren Street - Town	\$825,000
20 Main Street Siasconset - Sconset	\$4,090,000	6 Plainfield Road - Sconset	\$1,575,000	46 North Liberty Street - Town	\$820,000
7 Maxey Pond Road - Cliff	\$4,050,000	3 Mulberry Street - Town	\$1,565,000	11 Gray Avenue - Mid Island	\$802,560
76 Main Street - Town	\$3,820,000	20 Woodbury Lane - Town	\$1,550,000	22 Folger Avenue - Surfside	\$800,000
5 Old Westmoor Farm Road - Cliff	\$3,797,500	88 Madaket Road - West of Town	\$1,540,300	291 Madaket Road - Madaket	\$785,000
5 Old Westmoor Farm Lane - Cliff	\$3,797,500	2 Gardner Street - Town	\$1,512,500	9 Meadow Lane - West of Town	\$775,000
35 Low Beach Road - Sconset	\$3,600,000	16 East Lincoln Avenue - Brant Point	\$1,495,000	5 Curlew Court - Naushop	\$775,000
20 Straight Wharf - Town	\$3,420,000	20 North Water Steet - Town	\$1,450,000	15 Field Avenue (AKA 14 Folger Avenue) - Surfside	\$765,000
2 Cliff Road - Town	\$3,265,000	4 Moby Way - Cisco	\$1,440,000	48 Nobadeer Farm Road - Mid Island	\$760,000
123 Cliff Road - Cliff	\$3,217,000	66 Sankaty Road - Sconset	\$1,435,000	27 West Sankaty Road - Sconset	\$751,500
35 North Beach Street - Brant Point	\$3,205,000	56 Pochick Avenue - Surfside	\$1,425,000	5 C Street - Madaket	\$740,000
4 Lavender Lane - Dionis	\$3,200,000	8 New Hummock Circle - Cisco	\$1,400,000	16 Ridge Lane - Madaket	\$732,000
8 North Water Street - Town	\$3,140,000	35 Washington Street - Town	\$1,400,000	3 Nobadeer Avenue - Mid Island	\$731,000
10 Sunset Hill Lane - Town	\$2,950,000	26 Warrens Landing Road - Madaket	\$1,377,700	9 A Daffodil Lane - Surfside	\$730,000
24 Hussey Street - Town	\$2,950,000	5 New Lane - Town	\$1,295,000	16 Mizenmast Road - Miacomet	\$725,000
68 Baxter Road - Sconset	\$2,900,000	20 Field Avenue - Surfside	\$1,295,000	22 Chuck Hollow Road - Tom Nevers	\$725,000
77 Easton Street - Brant Point	\$2,825,000	20-5 Bishops Rise - Dionis	\$1,250,000	47 Milk Street - Town	\$725,000
21 Broad Street - Town	\$2,800,000	15 Wigwam Road - Madequecham	\$1,200,000	4 Spinnaker Circle - Miacomet	\$722,513
68 Pocomo Road - Pocomo	\$2,750,000	9 Head of Plains Road - Madaket	\$1,125,000	2 Mamack Lane - Nashaquisset	\$720,000
73 Main Street - Town	\$2,750,000	6 Gardner Road - Shimmo	\$1,125,000	2 L Street - Madaket	\$720,000
30 Monomoy Road - Monomoy	\$2,429,250	7 Farmer Street - Town	\$1,125,000	4 Daffodil Lane - Surfside	\$700,000
14 Medouie Creek - Wauwinet	\$2,425,000	19 Pine Crest Drive - Mid Island	\$1,105,000	40 Autopscot Circle - Nashaquisset	\$685,000
59 Quidnet Road - Quidnet	\$2,425,000	Rear Plainfield - Sconset	\$1,100,000	82 Surfside Road - Mid Island	\$685,000
24 Medouie Creek Road - Wauwinet	\$2,400,000	5B Step Lane - Town	\$1,075,000	39 Goldfinch Drive - Naushop	\$675,000
60 Cliff Road - Cliff	\$2,400,000	7 Old Westmoor Farm - West of Town	\$1,070,000	98 Goldfinch Drive - Naushop	\$675,000
2 Anne's Lane - Sconset	\$2,387,500	7 Old Westmoor Farm Road - West of Town	\$1,070,000	3 Daffodil Lane - Surfside	\$660,000
10 Pine Street - Town	\$2,338,000	35 Pine Crest Drive - Mid Island	\$1,062,500	6 Derrymore Road - Cliff	\$655,000
64 Sankaty Road - Sconset	\$2,300,000	11 Crooked Lane - Cliff	\$1,060,000	1 Goldfinch Drive - Naushop	\$650,000
30 Wanoma Way - Tom Nevers	\$2,278,560	3 Cachalot Lane - South of Town	\$1,055,000	14 1/2 Clarendon Street - Tom Nevers	\$649,000
12 Pine Street - Town	\$2,265,000	21 Madaket Road - West of Town	\$1,050,000	14 1/2 Clarendon Street - Tom Nevers	\$649,000
216 Cliff Road - Cliff	\$2,250,000	4 Van Fleet Circle - Tom Nevers	\$1,050,000	80 Washington Street - Town	\$648,400
78 Polpis Road - Polpis	\$2,250,000	44 Liberty Street - Town	\$1,050,000	16C Milestone Road - Monomoy	\$625,000
68 Cliff Road - Cliff	\$2,183,667	42 Dukes Road - Town	\$1,050,000	1 Sparks Avenue - South of Town	\$606,443
11 Front Street - Sconset	\$2,180,000	36 Vestal Street - Town	\$1,040,000	13 Derrymore Road - Cliff	\$600,000
17 Chuck Hollow Road - Tom Nevers	\$2,145,000	45B Vestal Street - Town	\$1,025,000	1 Delaney Road - Cliff	\$600,000
12 South Valley Road - Shimmo	\$2,125,000	28 New Street - Town	\$1,025,000	3 BAILEY ROAD - South of Town	\$600,000
52 Hummock Pond Road - Hummock Pond	\$2,100,000	32 Nonantum Ave. - Surfside	\$1,012,500	96 Goldfinch Drive - Naushop	\$600,000
15 Skyline Drive - Surfside	\$2,100,000	80 Goldfinch Drive - Naushop	\$1,000,000	2 Franklin Street - Town	\$590,000
14 Nanahumacke Lane - Cisco	\$2,000,000	69 Easton Street - Brant Point	\$999,400	72 Union Street - Town	\$585,000
57 Wauwinet Road - Wauwinet	\$1,998,500	36 Warrens Landing Road - Madaket	\$975,000	13 Bank Street - Sconset	\$585,000
5C Stone Barn - Brant Point	\$1,950,000	83 Goldfinch Drive - Naushop	\$960,000	57 Madaket Road - West of Town	\$584,000
37 West Miacomet Road - Miacomet	\$1,950,000	149 Main Street - Town	\$950,000	37 Goldfinch Drive - Naushop	\$580,000
23 Madaket Road - West of Town	\$1,910,000	68 Pochick Avenue - Surfside	\$947,000	11 Tom Nevers Road - Tom Nevers	\$578,181
6 Eel Point Road - Dionis	\$1,900,000	1 Bluebird Lane - Naushop	\$940,000	13 Warren Street - Town	\$575,000
29 Union Street - Town	\$1,880,000	33 Walsh Street - Brant Point	\$925,000	3 WAYDALE ROAD - South of Town	\$575,000
54 Pochick Avenue - Surfside	\$1,850,000	14 Mayhew Lane - Town	\$925,000	1 Boucher Way - Miacomet	\$564,705
2 Coon Street - Town	\$1,850,000	36 Goldfinch Drive - Naushop	\$910,000	38 Surfside Road - Mid Island	\$564,224
6 Woodbury Lane - Town	\$1,850,000	7 Swayzes Drive - Miacomet	\$880,000	67 Surfside Road - Mid Island	\$564,000

- Nantucket & Real Estate: Summer 2012 -

## Featured Nantucket Rental Houses

18 Madaket Road - Town

6 bedrooms / 6.5 baths



Spectacular new 6 bedroom home. Beautiful Pool house with full bath, living room, sitting room and indoor/outdoor dining area and Queen bed. Home includes 5 en suite bedrooms, rec room, billiards area, gym, custom mill work, oak floors, marble counter tops and vanities, sound system throughout. Only minutes to Main Street.

**Weekly Rates: \$15,000 - \$25,000**

6 Pochick Ave - Surfside

5 bedrooms / 4.5 baths



Beautifully appointed Surfside property. Large spacious house and cottage with swimming pool and built in spa less than half a mile to Surfside Beach on over an acre of impeccably landscaped property.

**Weekly Rates: \$14,000 - \$17,000**

1 Dolphin Court - Brant Point

5 bedrooms / 5.5 baths



Brand new, professionally decorated five bedroom, five and a half bathroom Brant Point property with central A/C and flat screen TV's. Nice side yard. Easy access to Town and beaches.

**Weekly Rates: \$8,750 - \$11,000**

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 - \$10,000**

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. Dogs are permitted with a \$300 surcharge.

**Weekly Rates: \$3,500 - \$4,000**

# Nantucket's Mobile Website for Real Estate

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



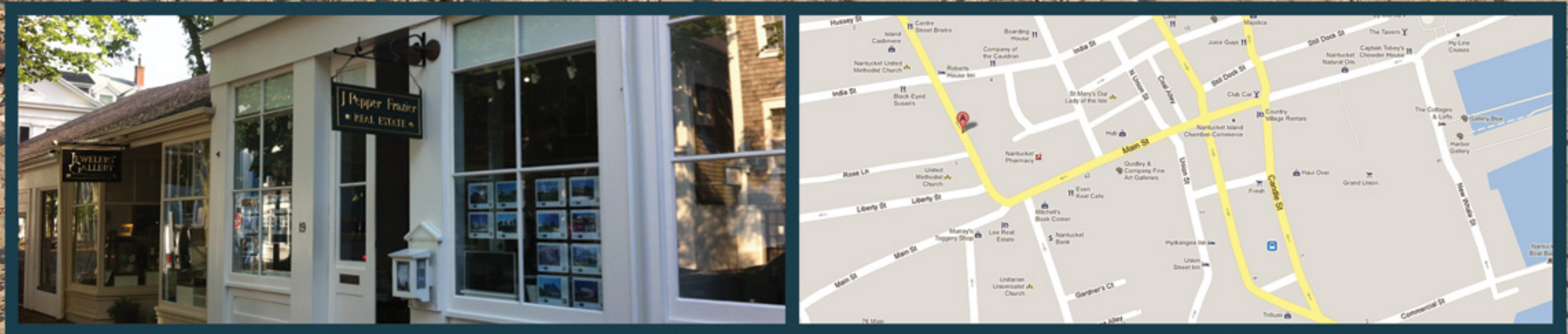
## J Pepper Frazier Company Newsletter

Nantucket Real Estate

Updates from Pepper  
New Listings  
Sold Listings  
Rental Deals

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