

# NANTUCKET & REAL ESTATE

**Fun Facts about Nantucket**

**Real Estate for Sale**

**Renting on Nantucket**

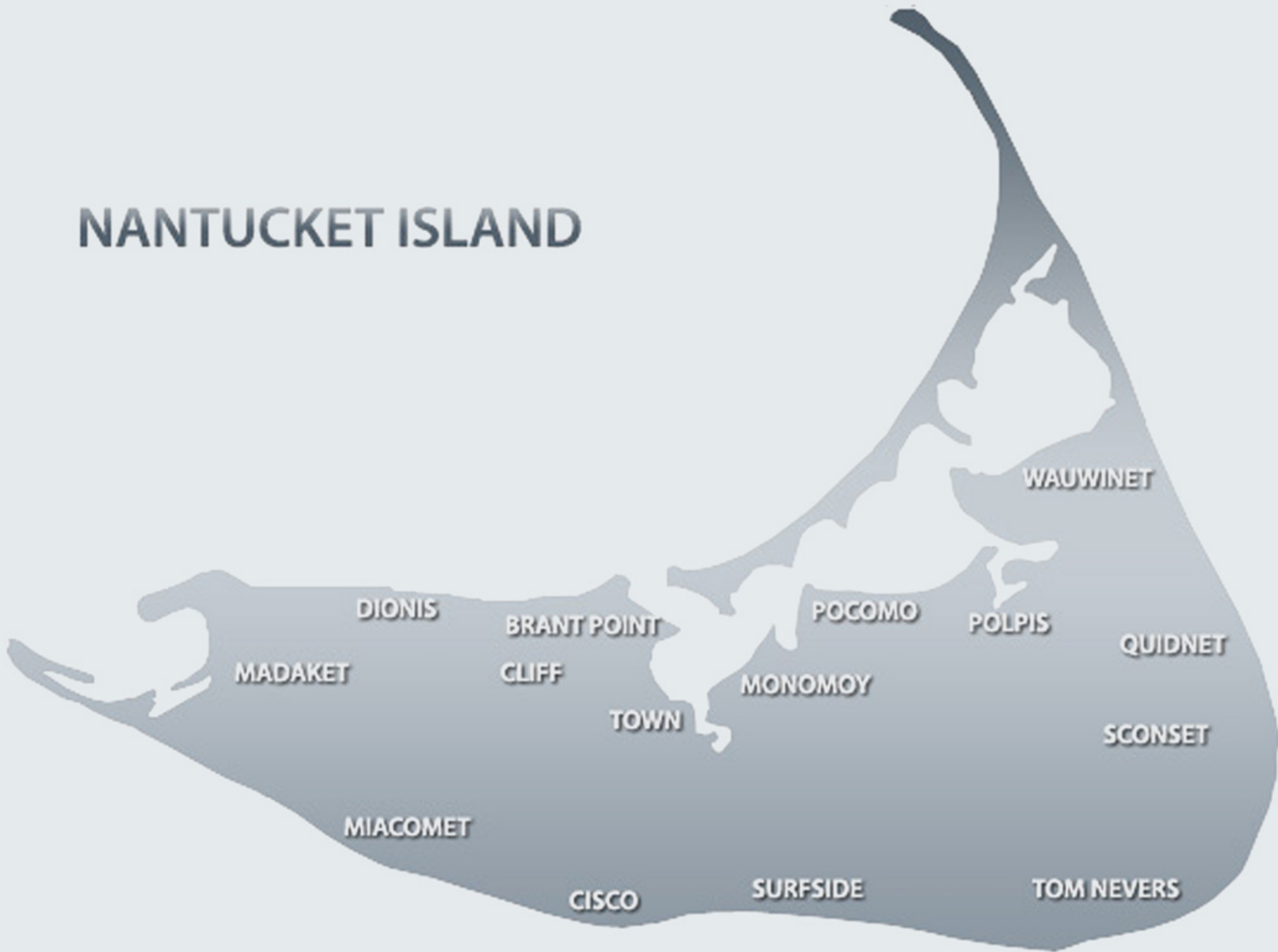


J Pepper Frazier Company

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 Greenleafe, 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."*

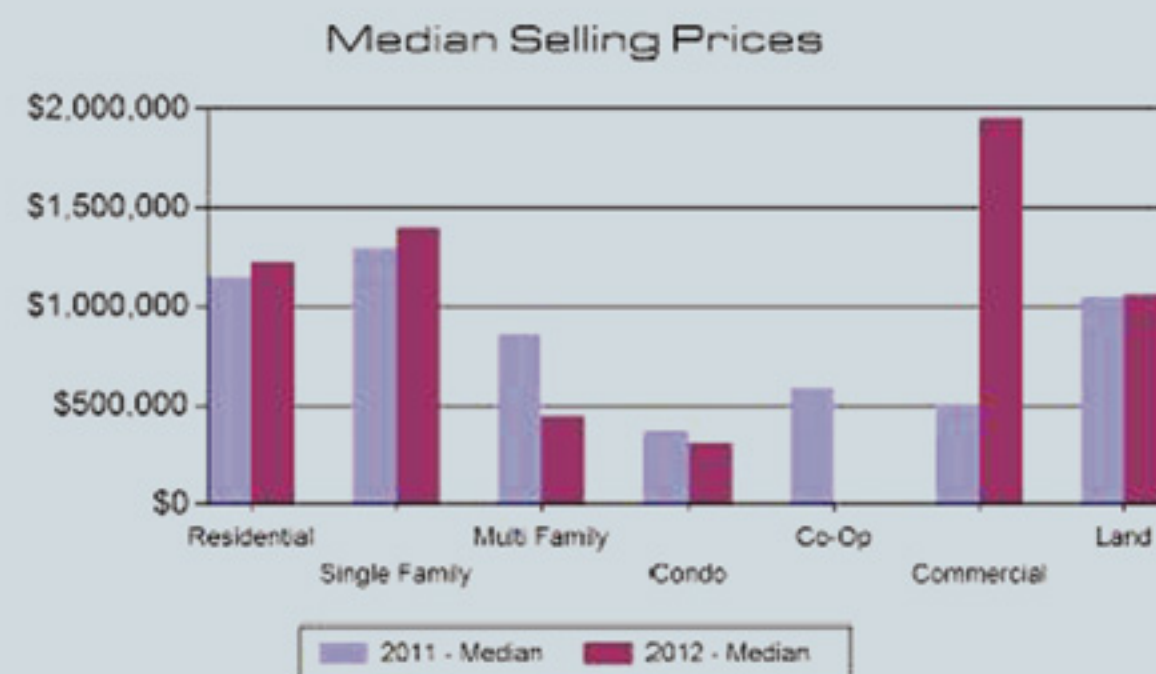
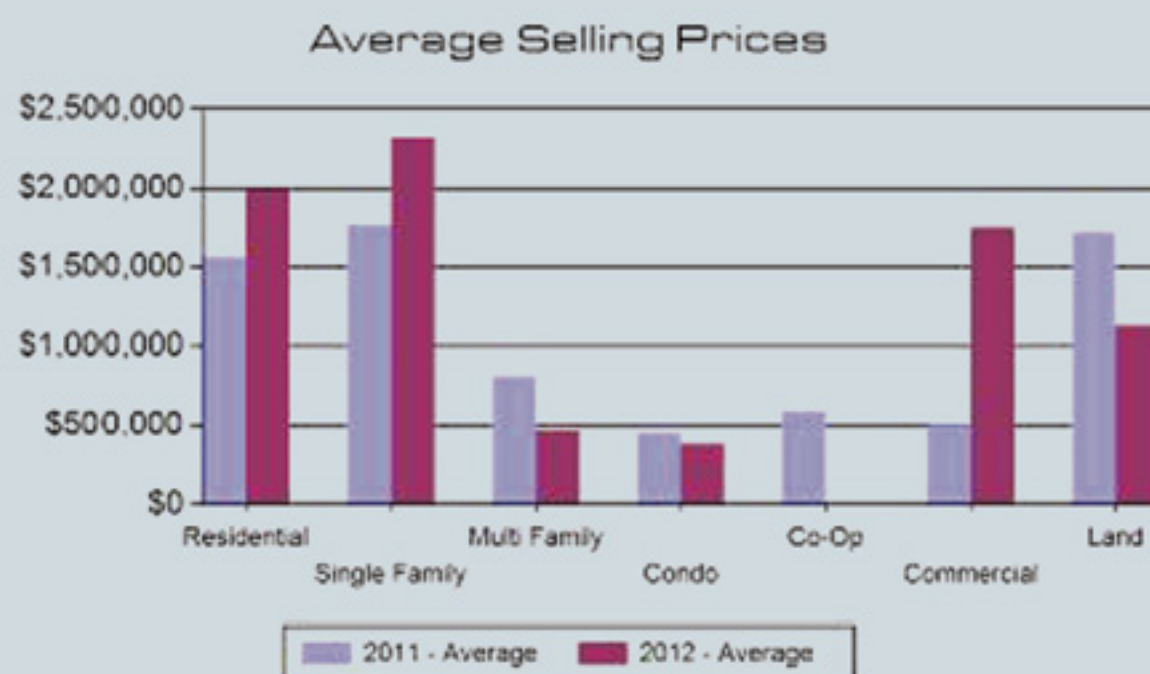
**Jack Welch,**  
June 20, 2012

## 3rd Quarter (July - Sept)

Source: LINK Nantucket

- » In the third quarter, the total number of residential sales (93) was up 18% from the total number during the same period in 2011.
- » The average selling price of all residential sales (\$1,986,984) was up 27% from the same period in 2011.
- » The total number of single family homes sold (77) was up 17% from the total number during the same period in 2011.
- » The average selling price of single family homes (\$2,316,055) was up 31% from the same period in 2011.

## 3rd Quarter 2012 Compared with 3rd Quarter 2011



## Featured Nantucket Real Estate Listings

<p><b>NAUSHOP</b></p>  <p>97 Goldfinch Drive \$ 399,000</p>	<p><b>BRANT POINT</b></p>  <p>1 Dolphin Court \$ 2,595,000</p>	<p><b>BRANT POINT</b></p>  <p>54B North Beach Street \$ 2,395,000</p>	<p><b>TOWN</b></p>  <p>23 Commercial Wharf \$ 1,595,000</p>
<p><b>MID ISLAND</b></p>  <p>71B Hinsdale Road \$ 475,000</p>	<p><b>TOWN</b></p>  <p>69 Union Street \$ 799,000</p>	<p><b>MID ISLAND</b></p>  <p>1 Thurstons Way \$ 625,000</p>	<p><b>TOWN</b></p>  <p>3 West Dover Street \$ 1,695,000</p>
<p><b>SCONSET</b></p>  <p>5 Folgers Court \$ 995,000</p>	<p><b>TOWN</b></p>  <p>6.5 Cherry Street \$ 1,449,999</p>	<p><b>TOWN</b></p>  <p>6 Fayette Street \$ 2,175,000</p>	<p><b>TOWN</b></p>  <p>65 Center Street \$ 1,899,000</p>
<p><b>TOM NEVERS</b></p>  <p>20 Arlington Street \$ 699,000</p>	<p><b>TOWN</b></p>  <p>23 West Chester Street #6 \$ 799,000</p>	<p><b>MONOMOY</b></p>  <p>29B Brewster Road \$ 2,750,000</p>	<p><b>TOM NEVERS</b></p>  <p>1 Parson Lane \$ 1,225,000</p>

## Featured Nantucket Real Estate Listings

<p><b>SURFSIDE</b></p>  <p><b>12 Tripp Drive</b> \$ 750,000</p>	<p><b>SCONSET</b></p>  <p><b>16 Sconset Avenue</b> \$ 2,495,000</p>	<p><b>SCONSET</b></p>  <p><b>29 King Street</b> \$ 2,395,000</p>	<p><b>MID ISLAND</b></p>  <p><b>2 Cynthia Lane</b> \$ 759,000</p>
<p><b>NASHAQUISSET</b></p>  <p><b>2 Mamack Lane</b> \$ 845,000</p>	<p><b>SCONSET</b></p>  <p><b>1 Chapel Street</b> \$ 1,499,000</p>	<p><b>SCONSET</b></p>  <p><b>20 Sconset Avenue</b> \$ 2,550,000</p>	<p><b>SCONSET</b></p>  <p><b>4 McGarveys Way</b> \$ 950,000</p>
<p><b>SURFSIDE</b></p>  <p><b>154 Surfside Road</b> \$ 1,050,000</p>	<p><b>WEST OF TOWN</b></p>  <p><b>14 Dukes Road</b> \$ 1,079,000</p>	<p><b>MID ISLAND</b></p>  <p><b>12 Boynton Lane</b> \$ 1,550,000</p>	<p><b>TOM NEVERS</b></p>  <p><b>15 Old Tom Nevers Road</b> \$ 1,350,000</p>
<p><b>SURFSIDE</b></p>  <p><b>4 Okorwaw Avenue</b> \$ 1,225,000</p>	<p><b>SURFSIDE</b></p>  <p><b>144 Surfside Road</b> \$ 2,695,000</p>	<p><b>WAUWINET</b></p>  <p><b>8 Eat Fire Spring Road</b> \$ 4,600,000</p>	<p><b>POLPIS</b></p>  <p><b>4 - 6 Moors End Lane</b> \$ 2,475,000</p>

## Featured Nantucket Real Estate Listings

<p>SCONSET</p>  <p>17 Ames Avenue \$ 1,650,000</p>	<p>SURFSIDE</p>  <p>56 Pochick Avenue \$ 1,295,000</p>	<p>TOM NEVERS</p>  <p>26 Kendrick Street \$ 1,449,000</p>	<p>SURFSIDE</p>  <p>58 Pochick Avenue \$ 1,995,000</p>
<p>MADAKET</p>  <p>25 Starbuck Road \$ 3,800,000</p>	<p>BRANT POINT</p>  <p>4 Stone Barn Way \$ 2,260,000</p>	<p>SURFSIDE</p>  <p>58 Nobadeer Avenue \$ 3,495,000</p>	<p>TOWN</p>  <p>10.5 Cherry Street \$ 699,000</p>
<p>CLIFF</p>  <p>108 Cliff Road \$ 4,495,000</p>	<p>CLIFF</p>  <p>28 Cliff Road \$ 4,795,000</p>	<p>MADEQUECHAM</p>  <p>46 Madequecham Valley \$ 3,995,000</p>	<p>MADEQUECHAM</p>  <p>31 Wigwam Road \$ 2,575,000</p>
<p>MIACOMET</p>  <p>23 Pond View Drive \$ 1,550,000</p>	<p>MIACOMET</p>  <p>46 Miacomet Avenue \$ 1,195,000</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	TITLE	PRICE
25 Lincoln Avenue	\$18,500,000	7 Austine Locke Way	\$2,300,000	9 Amelia Drive	\$1,417,500	149 Main Street	\$950,000
Golf Course Milestone Road	\$16,000,000	64 Sankaty Road	\$2,300,000	2 Hollister Avenue	\$1,400,000	68 Pochick Avenue	\$947,000
87 Eel Point Road #	\$8,665,000	30 Wanoma Way	\$2,278,560	8 New Hummock Circle	\$1,400,000	1 Bluebird Lane	\$940,000
88 & 90 Pocomo Road	\$8,350,000	12 Pine Street	\$2,265,000	35 Washington Street	\$1,400,000	33 Walsh Street	\$925,000
183 Polpis Road	\$7,850,000	216 Cliff Road	\$2,250,000	26 Warrens Landing Road	\$1,377,700	14 Mayhew Lane	\$925,000
91 Low Beach Road	\$7,850,000	78 Polpis Road	\$2,250,000	11 Columbus Avenue	\$1,375,000	36 Goldfinch Drive	\$910,000
59 Shawkemo Road	\$7,747,500	5 Monomoy Road	\$2,240,000	21 Woodbine Street #	\$1,367,000	11R #4 Crooked Lane	\$895,000
5 Hinckley	\$7,400,000	68 Cliff Road	\$2,183,667	17 Boulevarde	\$1,350,000	57 Madaket Road	\$892,000
18 Rabbit Run Road	\$6,700,000	11 Front Street	\$2,180,000	71 Orange	\$1,300,000	5 California Avenue	\$880,000
3 Cashs Court	\$6,600,000	17 Chuck Hollow Road	\$2,145,000	36 West Chester Street #	\$1,300,000	3 Henderson Drive	\$880,000
4 Salt Marsh Road	\$6,200,000	12 South Valley Road	\$2,125,000	57 Quidnet Road	\$1,300,000	7 Swayzes Drive	\$880,000
2 Shawkemo Hills Lane	\$6,000,000	52 Hummock Pond Road	\$2,100,000	20 Field Avenue	\$1,295,000	10 Austin Farm Drive	\$875,000
18 Orange Street	\$5,500,000	96 Squam Road	\$2,100,000	5 New Lane	\$1,295,000	4 Head of Plains Road	\$875,000
1 Wingspread Lane	\$5,387,500	15 Skyline Drive	\$2,100,000	14 Madaket Road	\$1,250,000	60 Goldfinch Drive	\$875,000
15 Hallowell Lane	\$5,200,000	10 Still Dock	\$2,025,000	20-5 Bishops Rise	\$1,250,000	20 Madaket Road	\$875,000
3 South Valley Road	\$4,900,000	47 Sparks Avenue	\$2,000,000	40 Vestal Street	\$1,250,000	68 Madaket Road	\$875,000
6 Kite Hill Lane	\$4,450,000	14 Nanahumacke Lane	\$2,000,000	7 Pond View Drive	\$1,250,000	1 Austin Farm Drive	\$860,000
87 Cliff Road	\$4,251,000	57 Wauwinet Road	\$1,998,500	27 Norwood Street	\$1,226,000	10 Beaver Street	\$859,500
20 Main Street Siasconset	\$4,090,000	13 Western Avenue	\$1,975,000	84 Center Street	\$1,225,000	1 Gardners Court # 5	\$850,000
14 Old Westmoor Farm Lane	\$4,058,000	37 West Miacomet Road	\$1,950,000	25 North Pasture Lane	\$1,200,000	21 Brewster Road	\$850,000
7 Maxey Pond Road	\$4,050,000	5C Stone Barn # 12	\$1,950,000	15 Wigwam Road	\$1,200,000	35 Millbrook Road	\$845,000
10B Hinckley Lane	\$4,000,000	23 Madaket Road	\$1,910,000	70 Lovers Lane	\$1,200,000	0 Tuckernuck	\$825,000
76 Main Street	\$3,820,000	6 Eel Point Road	\$1,900,000	14 Warren Street # 3	\$1,187,500	5 Warren Street	\$825,000
9 Falmouth Avenue	\$3,800,000	29 Union Street	\$1,880,000	39 Tennessee	\$1,150,000	46 North Liberty Street	\$820,000
5 Old Westmoor Farm Lane	\$3,797,500	2 Coon Street	\$1,850,000	7 Farmer Street	\$1,125,000	11 Gray Avenue	\$802,560
7&9 Hussey Street	\$3,795,000	54 Pochick Avenue	\$1,850,000	6 Gardner Road	\$1,125,000	22 Folger Avenue	\$800,000
35 Low Beach Road	\$3,600,000	25 Hussey Street	\$1,850,000	9 Head of Plains Road	\$1,125,000	8 New Jersey Avenue	\$785,000
20 Straight Wharf	\$3,420,000	6 Woodbury Lane	\$1,850,000	19 Pine Crest Drive	\$1,105,000	291 Madaket Road	\$785,000
15 Walsh Street	\$3,387,500	20 North Beach Street	\$1,800,000	Rear Plainfield	\$1,100,000	11R #1 Crooked Lane	\$775,000
2 Cliff Road	\$3,265,000	65 Vestal Street	\$1,750,000	65 North Liberty Street	\$1,080,000	5 Curlew Court	\$775,000
123 Cliff Road	\$3,217,000	5 Pochick Street	\$1,750,000	5B Step Lane	\$1,075,000	9 Meadow Lane	\$775,000
35 North Beach Street	\$3,205,000	2 Mayhew Lane	\$1,725,000	7 Old Westmoor Farm	\$1,070,000	14 Folger Avenue	\$765,000
4 Lavender Lane	\$3,200,000	6 Delaney Road	\$1,725,000	7 Old Westmoor Farm Road	\$1,070,000	48 Nobadeer Farm Road	\$760,000
6 Brant Point Road	\$3,145,000	12 Meadow Lane	\$1,725,000	3 Nonantum Avenue	\$1,066,000	27 West Sankaty Road	\$751,500
8 North Water Street	\$3,140,000	7 Hinckley Lane	\$1,700,000	35 Pine Crest Drive	\$1,062,500	5 Beaver Street	\$750,000
29 Meadow View Drive	\$3,000,000	3 Academy Lane	\$1,672,817	11 Crooked Lane	\$1,060,000	1 Black Fish Lane - Parcel M	\$749,000
10 Sunset Hill Lane	\$2,950,000	15 Shimmo Pond Road	\$1,660,000	3 Cachalot Lane	\$1,055,000	63 Boulevarde	\$747,650
24 Hussey Street	\$2,950,000	5 Gully Road	\$1,600,000	21 Madaket Road	\$1,050,000	5 C Street	\$740,000
68 Baxter Road	\$2,900,000	315 Polpis Road	\$1,600,000	42 Dukes Road	\$1,050,000	16 Ridge Lane	\$732,000
77 Easton Street	\$2,825,000	4 Beaver Street	\$1,595,000	4 Van Fleet Circle	\$1,050,000	3 Nobadeer Avenue	\$731,000
3 Kings Way	\$2,800,000	10 Stone Barn Way	\$1,575,000	44 Liberty Street	\$1,050,000	9 A Daffodil Lane	\$730,000
21 Broad Street	\$2,800,000	6 Plainfield Road	\$1,575,000	36 Vestal Street	\$1,040,000	16 Mizzenmast Road	\$725,000
73 Main Street	\$2,750,000	3 Mulberry Street	\$1,565,000	28 New Street	\$1,025,000	22 Chuck Hollow Road	\$725,000
68 Pocomo Road	\$2,750,000	20 Woodbury Lane	\$1,550,000	45B Vestal Street	\$1,025,000	47 Milk Street	\$725,000
11 Maxey Pond Road	\$2,700,000	88 Madaket Road	\$1,540,300	32 Nonantum Ave.	\$1,012,500	4 Spinnaker Circle	\$722,513
40 Liberty Street	\$2,625,000	1 Hydrangea Lane	\$1,524,000	19 Nanahumacke Lane	\$1,000,000	2 Mamack Lane	\$720,000
9 India Street	\$2,492,500	2 Gardner Street	\$1,512,500	80 Goldfinch Drive	\$1,000,000	2 L Street	\$720,000
41 Orange Street	\$2,463,500	6 Crows Nest Way	\$1,500,000	69 Easton Street	\$999,400	11R #3 Crooked Lane	\$700,000
75 Cliff Road	\$2,450,000	16 East Lincoln Avenue	\$1,495,000	47 Sparks Avenue	\$980,000	4 Daffodil Lane	\$700,000
30 Monomoy Road	\$2,429,250	4 Hollister Road	\$1,495,000	36 Warrens Landing Road	\$975,000	4 Dukes Road	\$695,000
14 Medouie Creek	\$2,425,000	lots 36&37 Sheep Pond Road	\$1,475,000	16 York Street	\$965,000	9 Prospect Street	\$690,000
59 Quidnet Road	\$2,425,000	49 Nobadeer Avenue #	\$1,470,000	83 Goldfinch Drive	\$960,000	40 Autopsot Circle	\$685,000
24 Medouie Creek Road	\$2,400,000	20 North Water Steet	\$1,450,000	11R #7 Crooked Lane	\$950,000	82 Surfside Road	\$685,000
60 Cliff Road	\$2,400,000	4 Moby Way	\$1,440,000	11R #5 Crooked Lane	\$950,000	39 Goldfinch Drive	\$675,000
2 Anne's Lane	\$2,387,500	66 Sankaty Road	\$1,435,000	36 Fair Street	\$950,000	98 Goldfinch Drive	\$675,000
10 Pine Street	\$2,338,000	56 Pochick Avenue	\$1,425,000	8 Stone Barn Way	\$950,000	29 Rhode Island Avenue	\$660,000

# 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: \$15,000 - \$22,500**

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: \$8,500 - \$12,000**

67 Union Street - Town      3 bedrooms / 3 baths



The first floor includes a completely new kitchen and appliances and a full bath for the study, living and dining spaces. Upstairs there is the master bedroom with cathedral ceiling and ensuite bath, and two twin bedrooms with a third full bath. The kitchen/dining area opens to an outdoor living area and all combine to create a feeling of openness, comfort and livability. With state of the art air conditioning, heating and humidity control, wifi Internet and cable, and wood burning fireplace all amenities are included.

**Weekly Rates: \$4,000 - \$6,000**

17 Ames Ave - Madaket      3 bedrooms / 1.5 baths



Three bedrooms, one and half baths, living room, kitchen, laundry room. Wood flooring, Outside shower, lovely deck, large yard, and very quiet. Close to bike path as well.

**Weekly Rates: \$3,200 - \$4,000**

20.5 Fair Street - Town      2 bedrooms / 1 bath

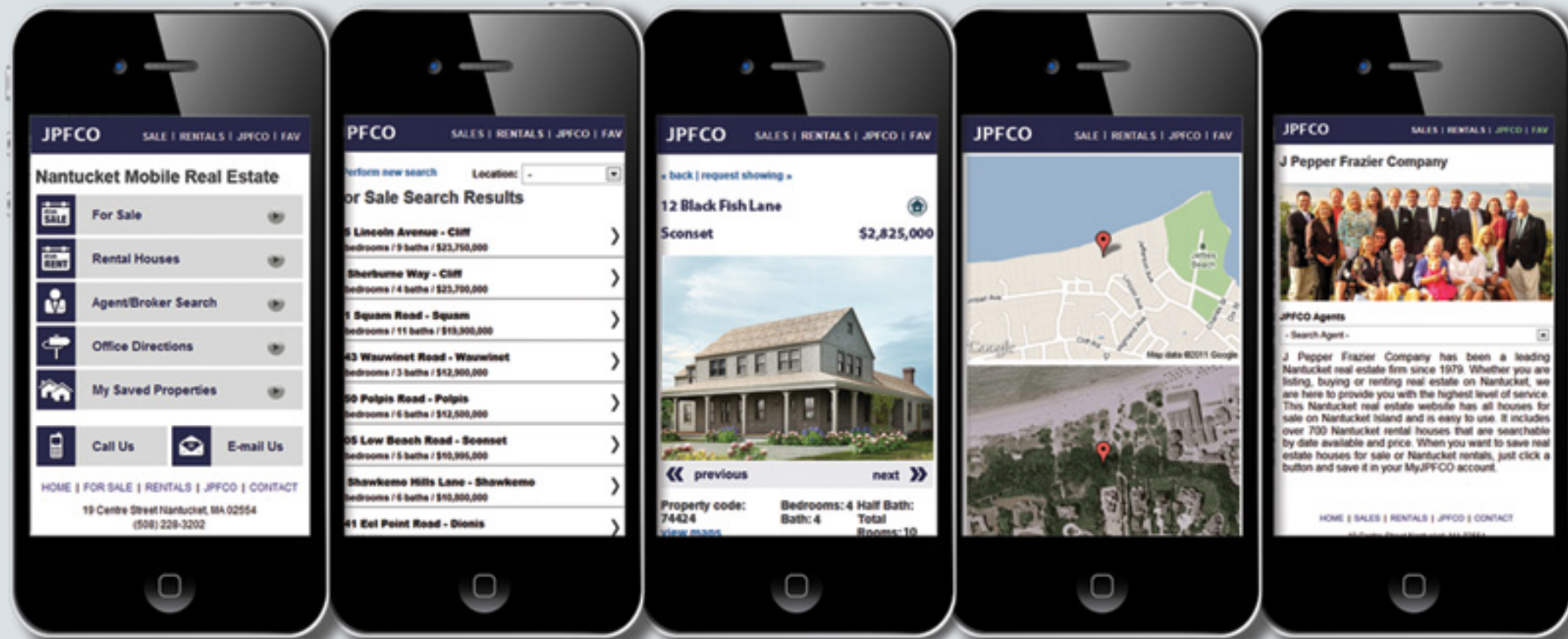


Adorable Antique two bedroom home in the heart of the Old Historic District located on desirable Fair Street. A private front patio with exquisite gardens offers much comfort and delight as you walk through the front gate. This is an ideal location for all who want to enjoy the easy access to Nantucket's Main Street. Dogs are permitted with a \$300 surcharge.

**Weekly Rates: \$2,500 - \$4,000**

# Nantucket's Mobile Website for Real Estate

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



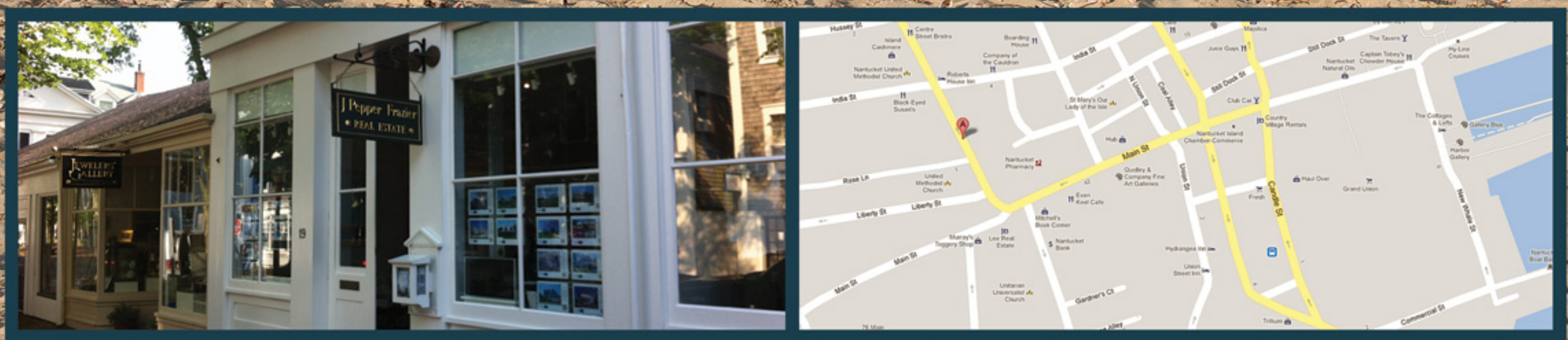
## J Pepper Frazier Company Newsletter

Nantucket Real Estate

Updates from Pepper  
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