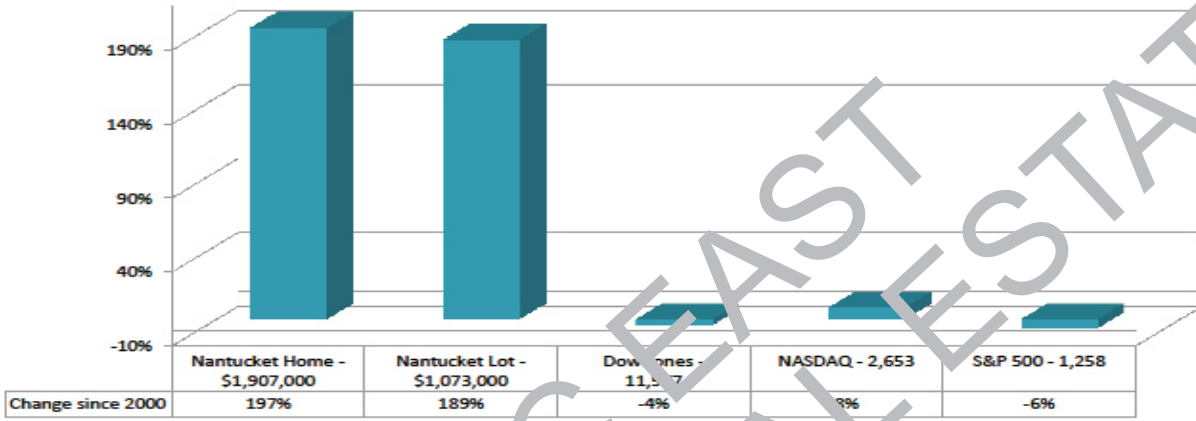
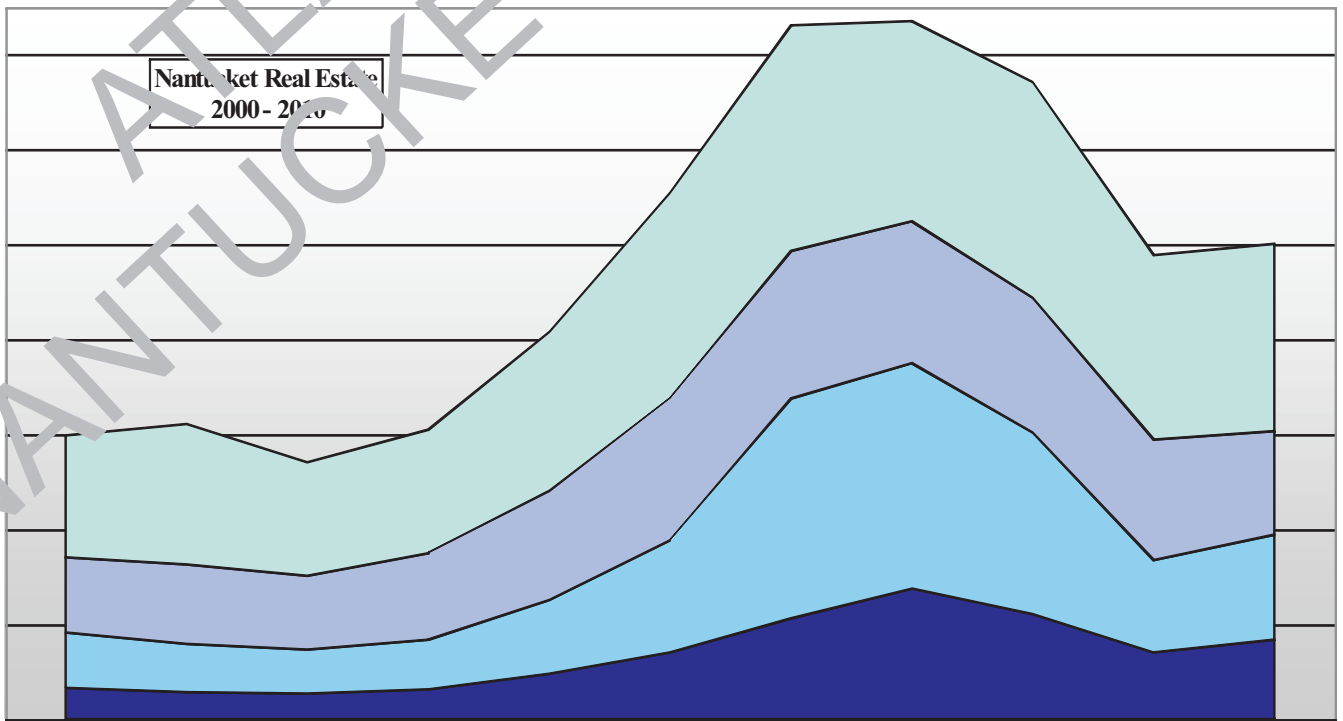


Market Indicators

Change since 2000

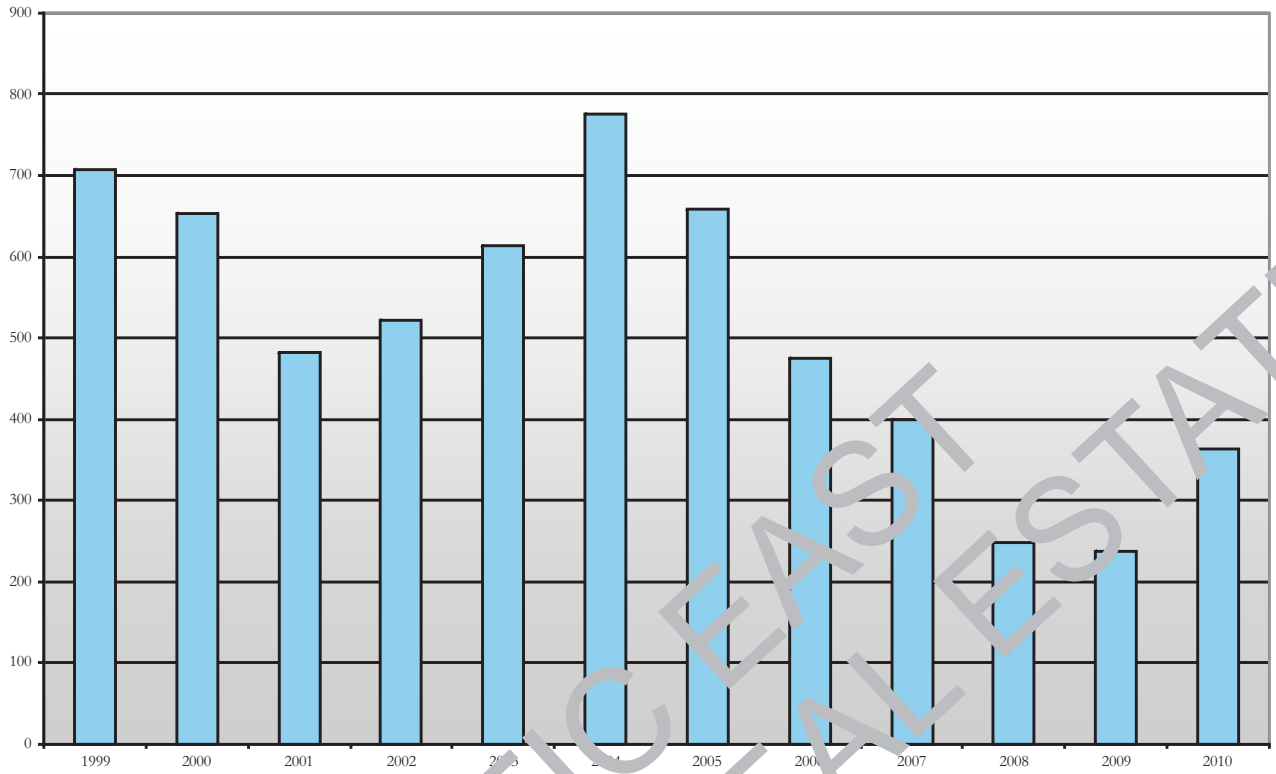


Nantucket Real Estate 2000 - 2010

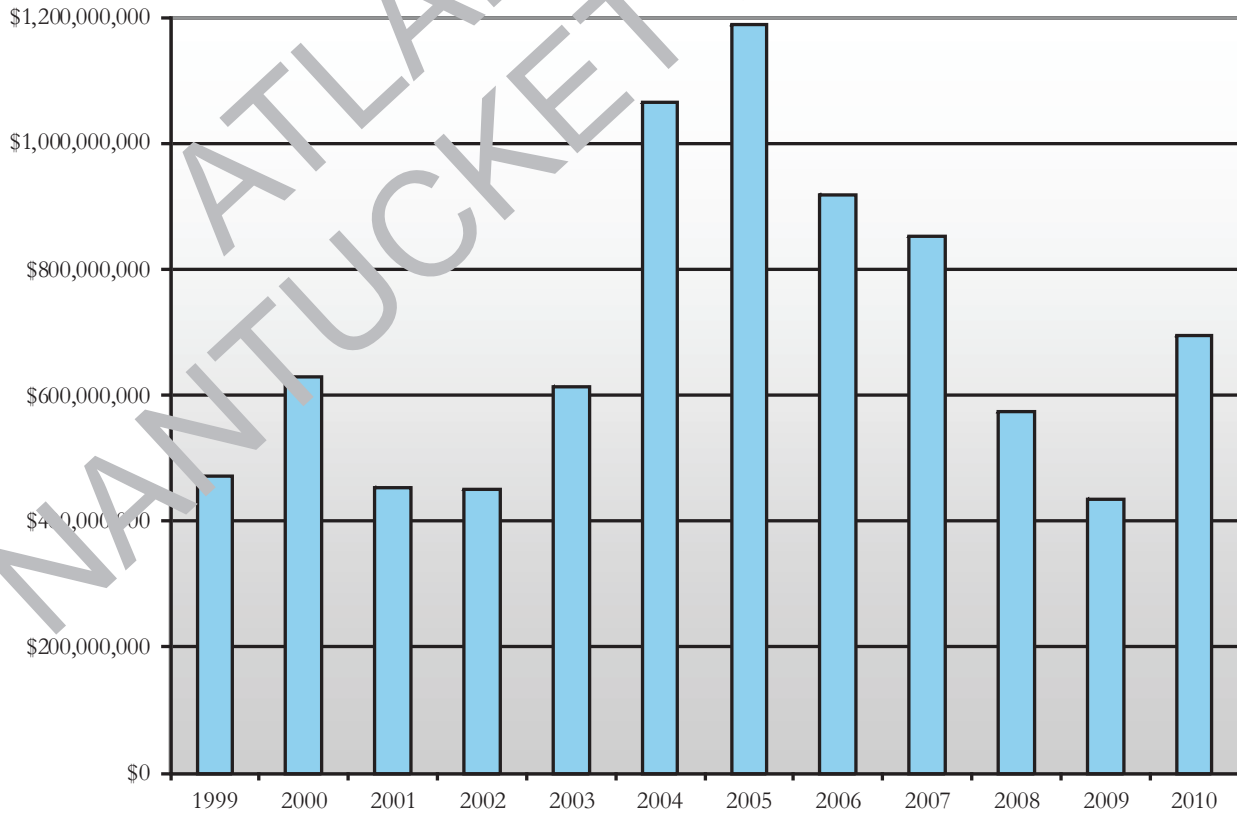


	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
■ Average Home	\$1,281,000	\$1,478,000	\$1,187,000	\$1,297,000	\$1,672,000	\$2,164,000	\$2,378,000	\$2,103,000	\$2,271,000	\$1,945,000	\$1,970,000
■ Median Home	\$795,000	\$827,500	\$775,000	\$917,000	\$1,150,000	\$1,495,000	\$1,550,000	\$1,495,000	\$1,425,000	\$1,275,000	\$1,100,000
■ Average Lot	\$570,000	\$512,000	\$472,000	\$519,000	\$787,000	\$1,190,000	\$2,311,000	\$2,378,000	\$1,915,000	\$970,000	\$1,095,000
■ Median Lot	\$336,000	\$285,000	\$265,000	\$320,000	\$475,000	\$700,000	\$1,067,000	\$1,375,000	\$1,100,000	\$700,000	\$845,000

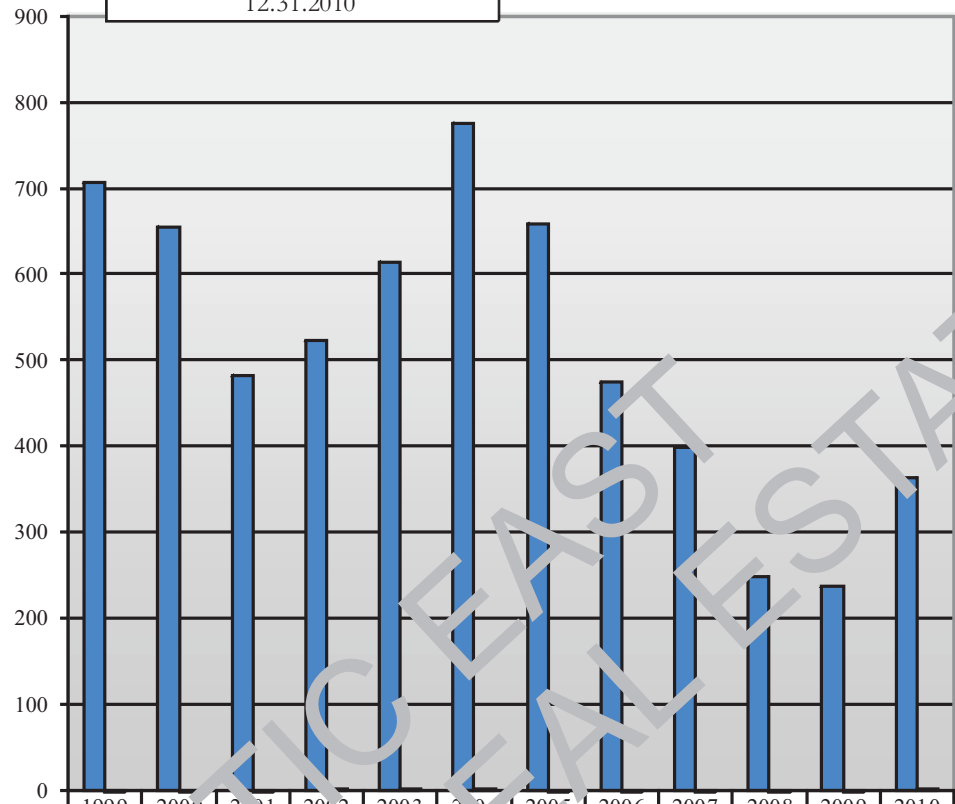
Nantucket
Total Annual Number of Sales
12.31.2010



Nantucket
Total Annual Sale Dollars
12.31.2010

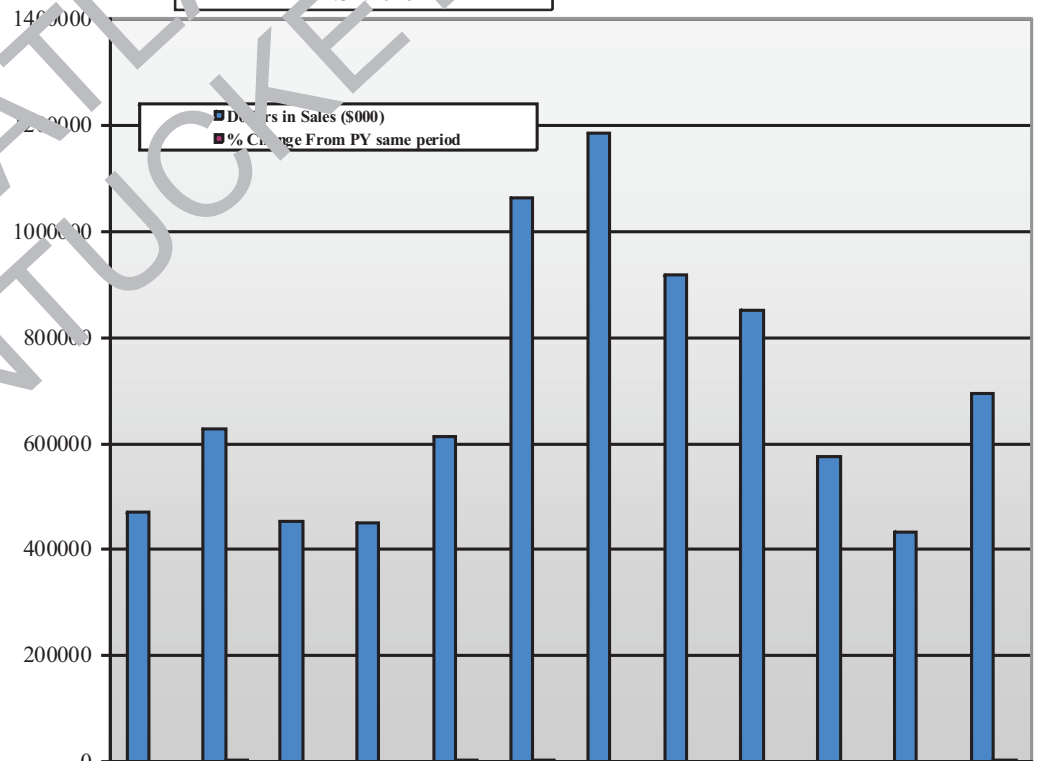


Nantucket Sales
Change in Sales Volume 1999 - 2010
12.31.2010



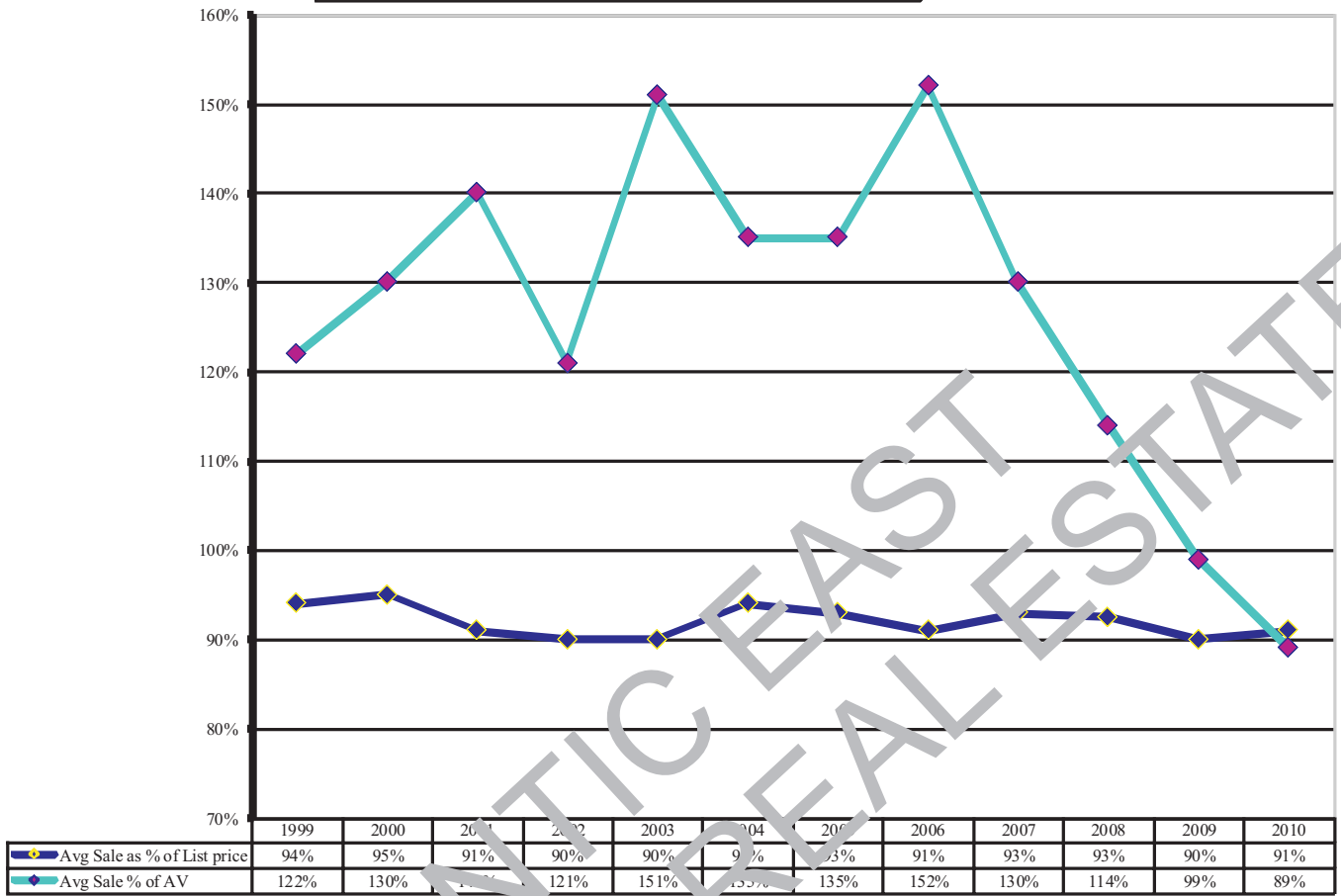
	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Number of Sales	707	654	482	522	613	776	659	475	399	248	237	364
% Change From Previous Year	-11%	-15%	-26%	7%	7%	22%	-15%	-28%	-6%	-38%	-4%	53%

Nantucket Sales
Change in Sales Dollars 1999 - 2010
12.31.2010



	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Dollars in Sales (\$000)	470,855	628,490	452,913	449,857	613,765	1,065,180	1,186,885	917,238	852,045	574,274	434,592	694,253
% Change From PY same period	11%	30%	-28%	-2%	36%	74%	11%	-23%	-8%	-33%	-24%	60%

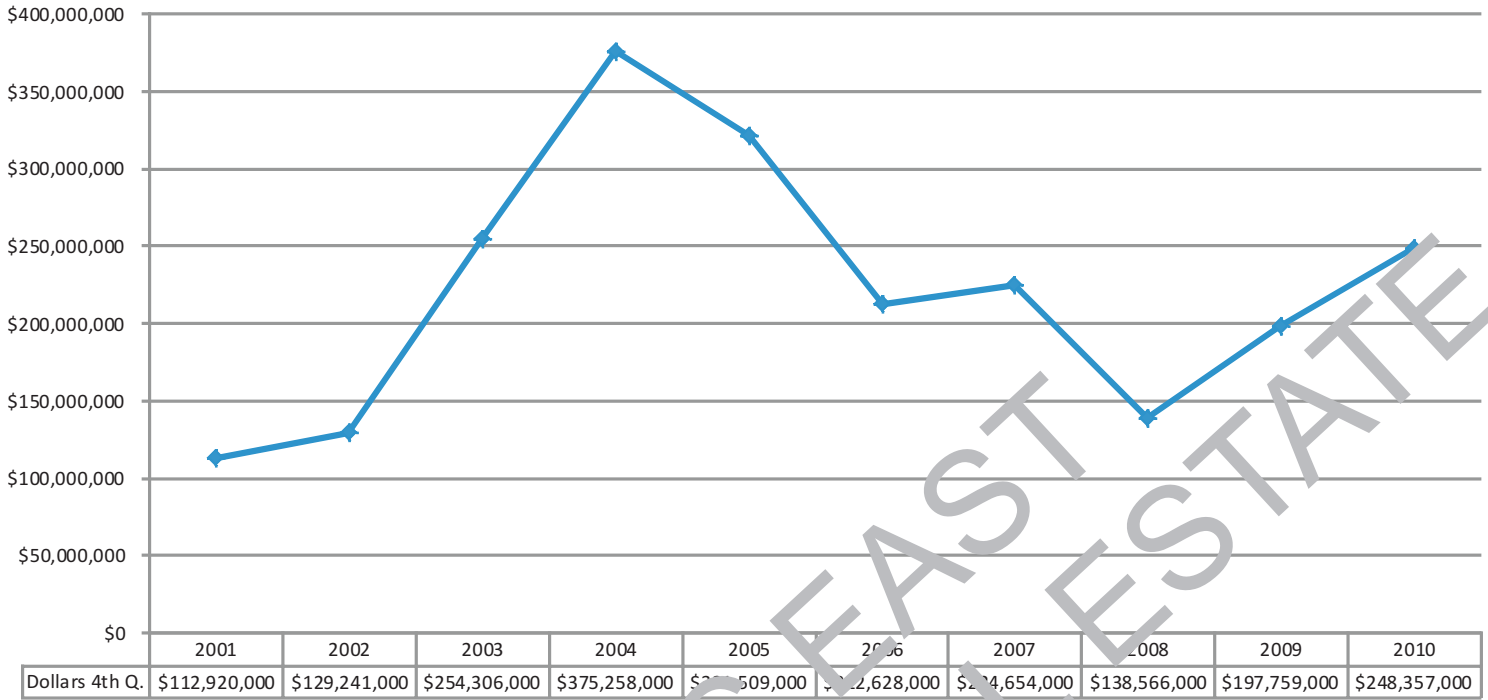
Nantucket Sales as % of List Price and Assessed Value
12.31.2010



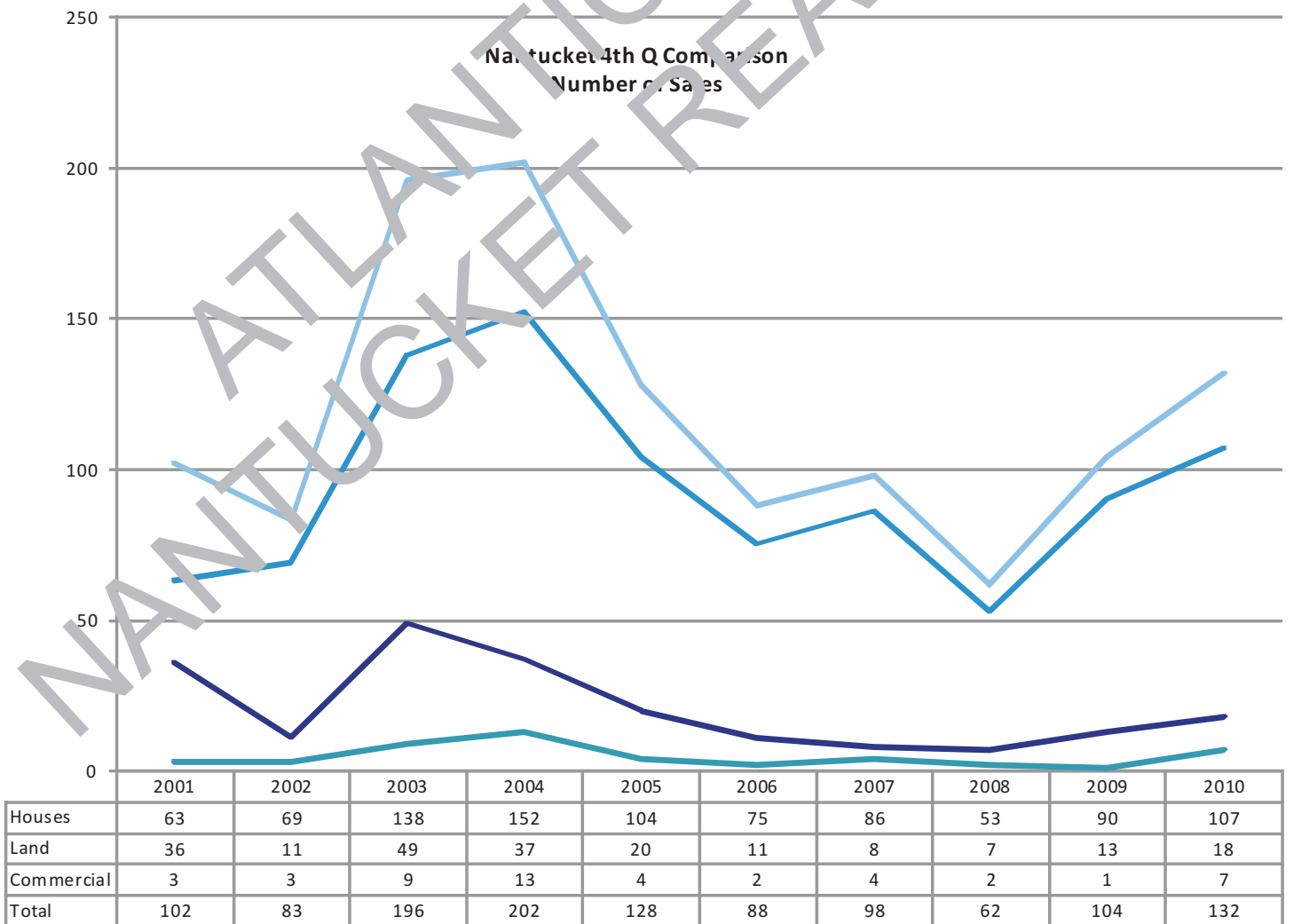
Average Months on Market
All Properties



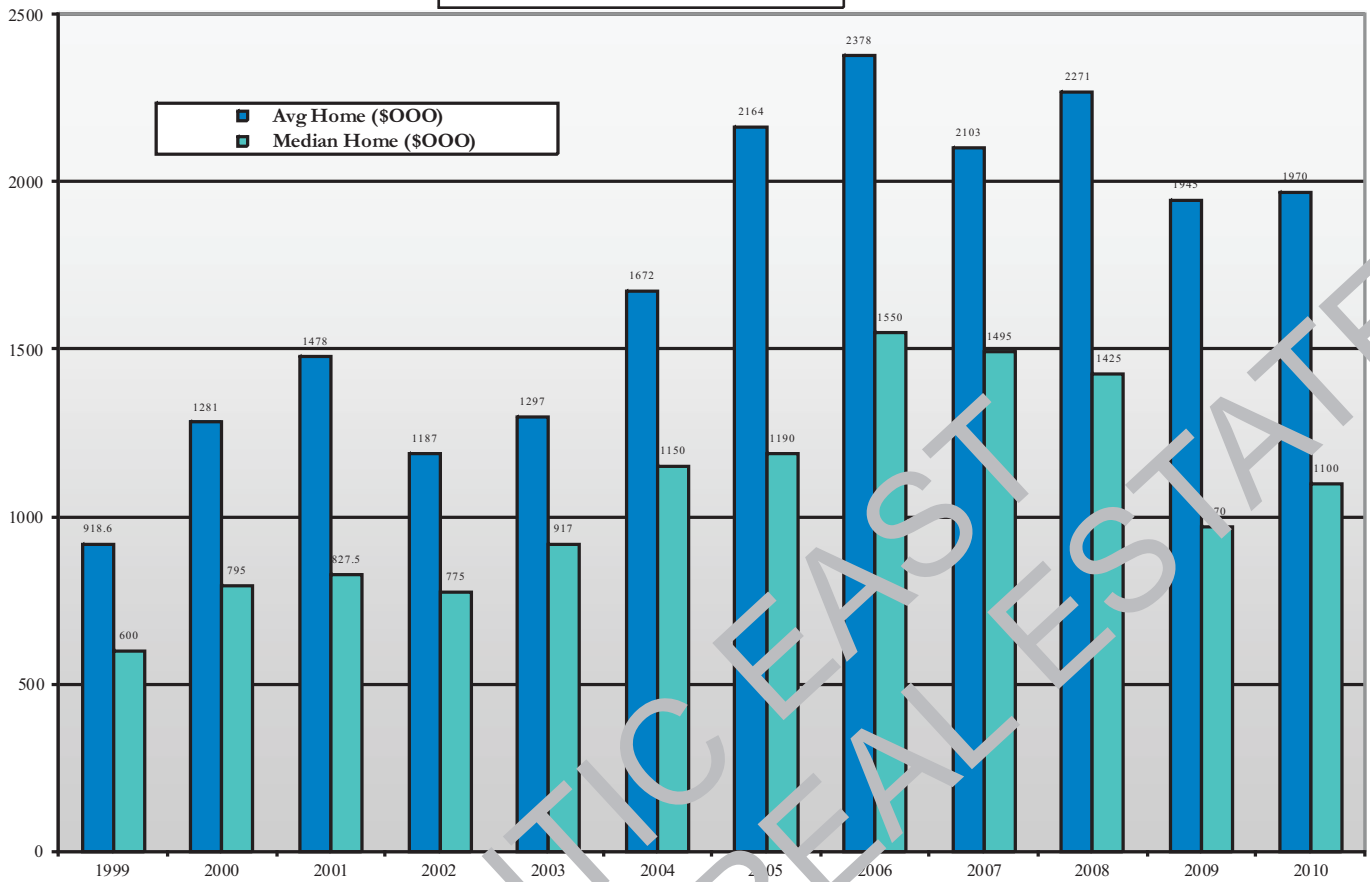
Nantucket 4th Q Comparison
Sales Dollars



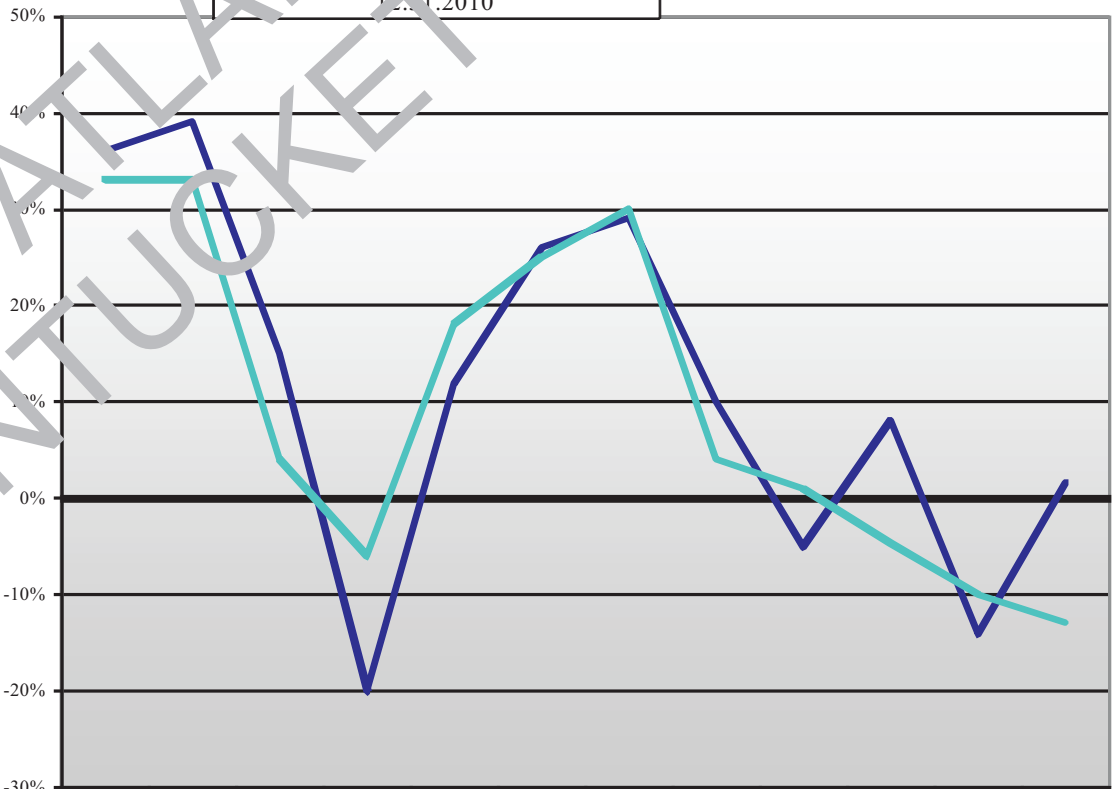
Nantucket 4th Q Comparison
Number of Sales



Nantucket Home Prices 1999 - 2010
12.31.2010

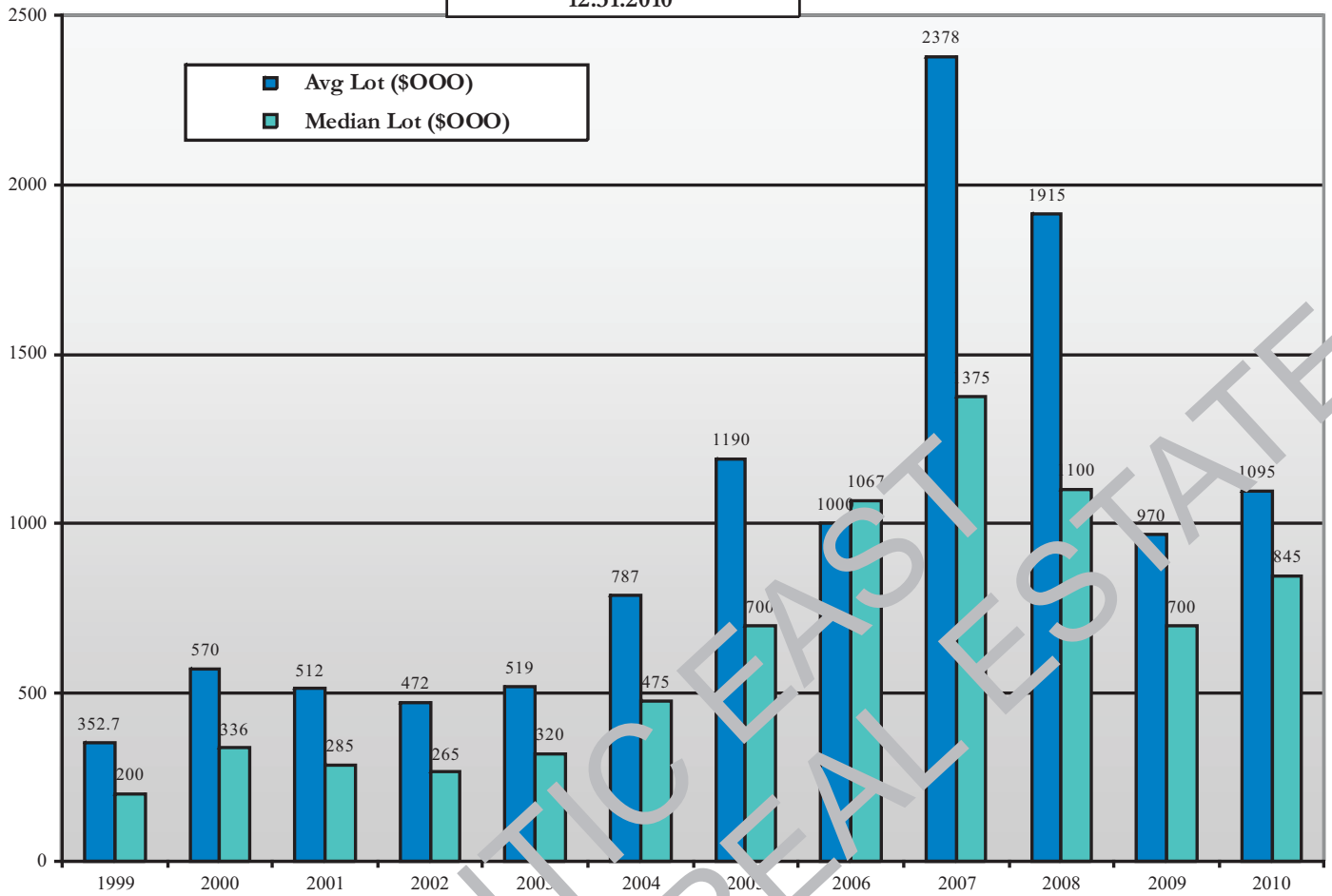


Nantucket Average and Median Home
% Change in Prices
12.31.2010



	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Avg Home % change	36%	39%	15%	-20%	12%	26%	29%	10%	-5%	8%	-14%	2%
Median Home % change	33%	33%	4%	-6%	18%	25%	30%	4%	1%	-5%	-10%	-13%

Nantucket Lot Prices 1999-2010
12.31.2010



Nantucket Average and Median Lot
% Change in Prices
12.31.2010

