

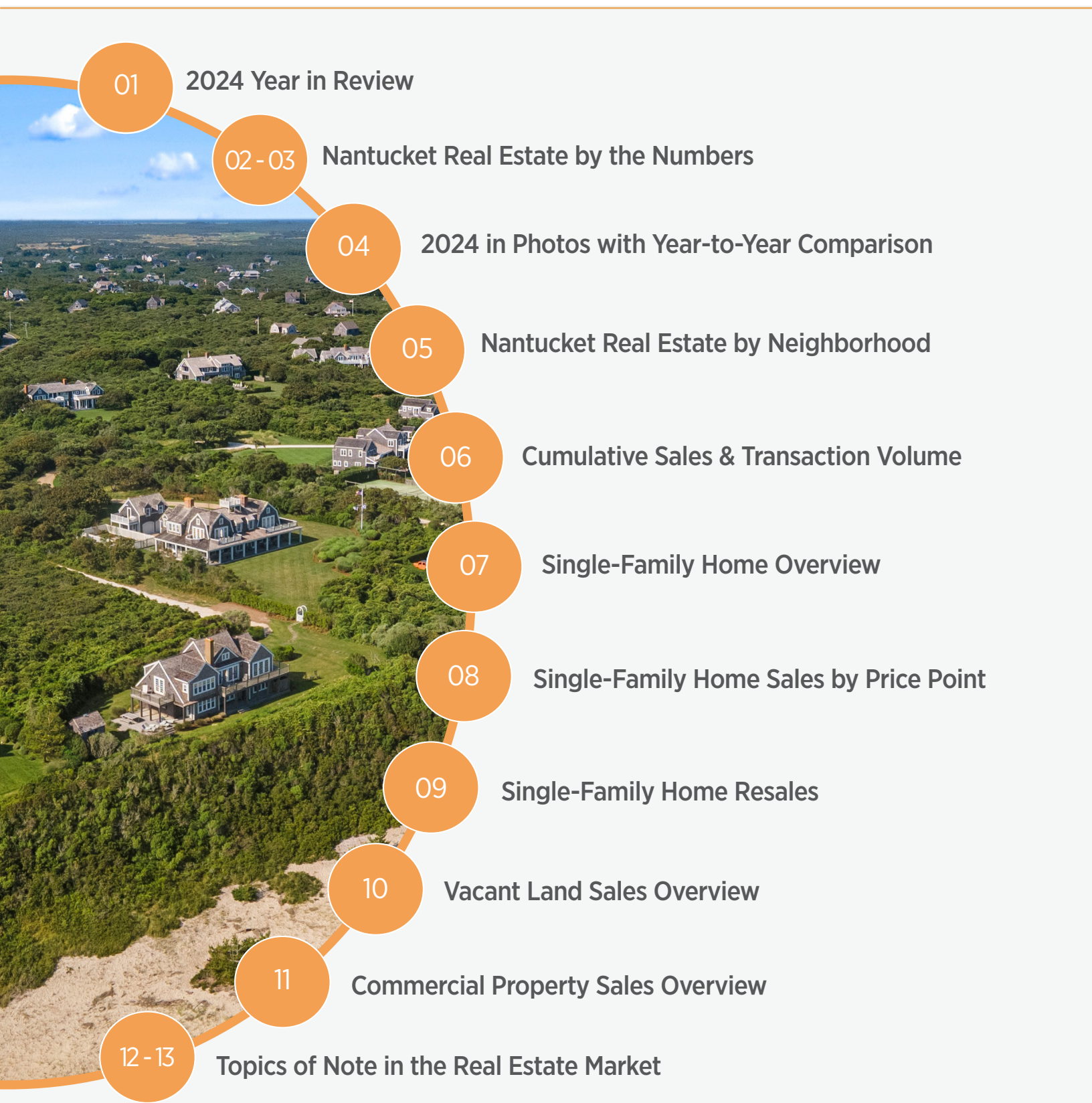
NANTUCKET

REAL ESTATE

A row of colorful kayaks (yellow, green, pink, white) is lined up on a sandy beach. In the background, several sailboats are anchored in the water under a clear sky. The foreground shows some green grass.

A Comprehensive Real Estate Analysis

by Jen Shalley Allen



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Topics of Note in the Real Estate Market

A Tale of Two Markets...

In what was one of the slowest years for home sales across the US since the 1990's, it was a banner year for the mega high-end of the market as sales above \$100 million tracked the second highest in history. For the island, transaction volume wasn't as dramatically low as it was in "America"; in fact, home sales improved modestly from the depths of 2023 but remained drastically lower than the preceding 11 years. Although Nantucket doesn't (yet) have \$100 million sales listings, the ultra high-end of the market (locally defined as sales above \$10 million) performed exceedingly well, mirroring the relative wealth effect that has transpired across the country.

Since 2020, total transactions have declined by 50 percent while sales above \$10 million have increased by 50 percent. With a smaller pool of transactions, the ultra-high-end of the market is not only making headlines, but also increasingly influencing the data, particularly the median sale value. The sizable swing in this metric over the last two years illustrates the difficulty in discerning what's happening with values in the more traditional

part of our market. Luckily, we have a decent sized pool of same home resales to shed light on what happened in 2024. We've consolidated all of the data to share our view of the 2024 market with you.

As we look to 2025, we expect there won't be much relief in mortgage rates. While this will not impact the ultra-high-end, if peak summer inventory surges like it did in 2024, we may see additional lengthening in average marketing times and a greater impact on pricing in various segments of the market pending how the increased inventory is allocated. We believe it will remain a market of extremely diverse metrics where full price offers for certain properties coincide with significant discounts for others. As you'll see in the following pages, it will be incumbent that we don't rely on average market metrics alone, but take a deeper look into all market dynamics to ensure the most efficient transactions for both buyers and sellers.

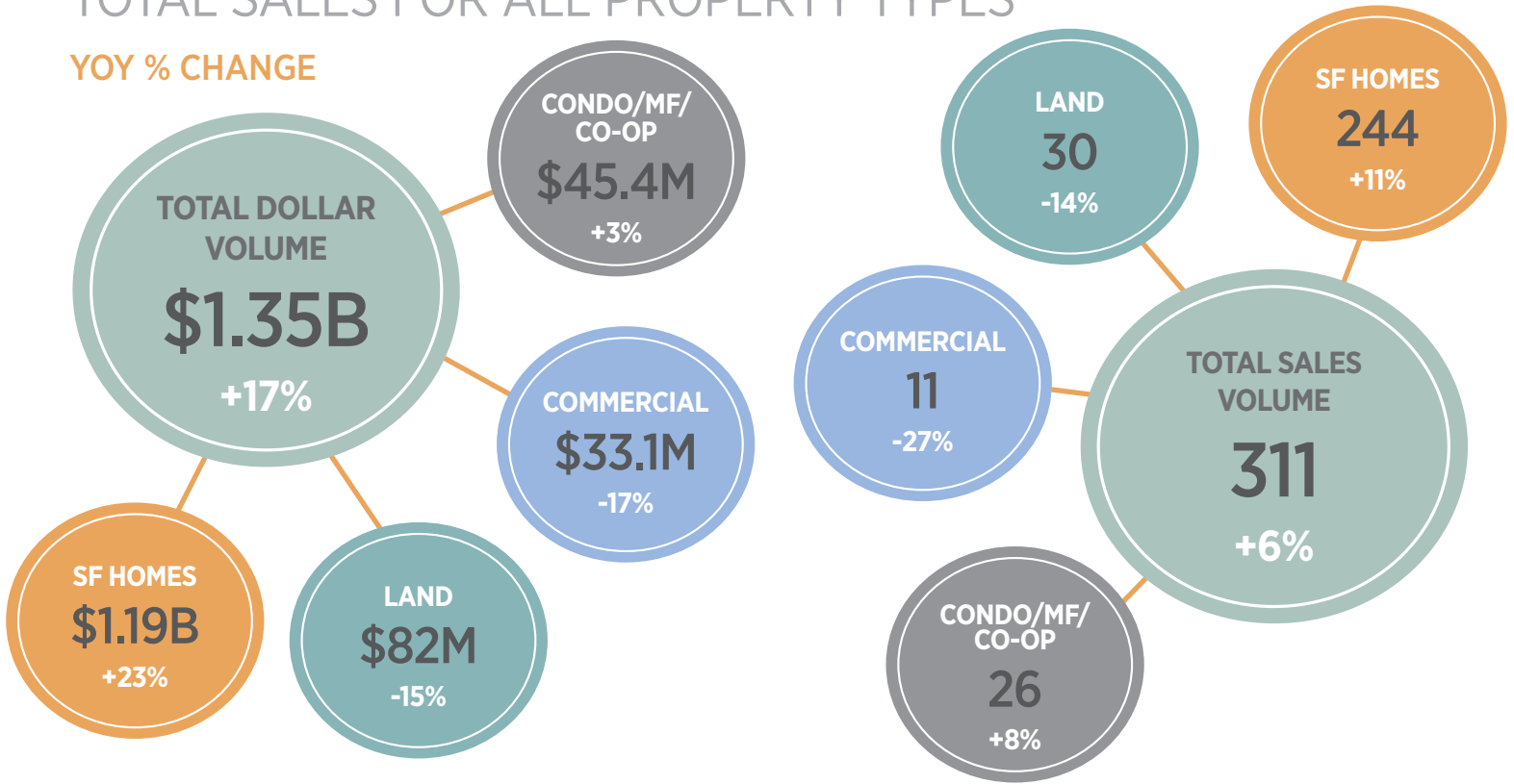
Jen Shalley Allen



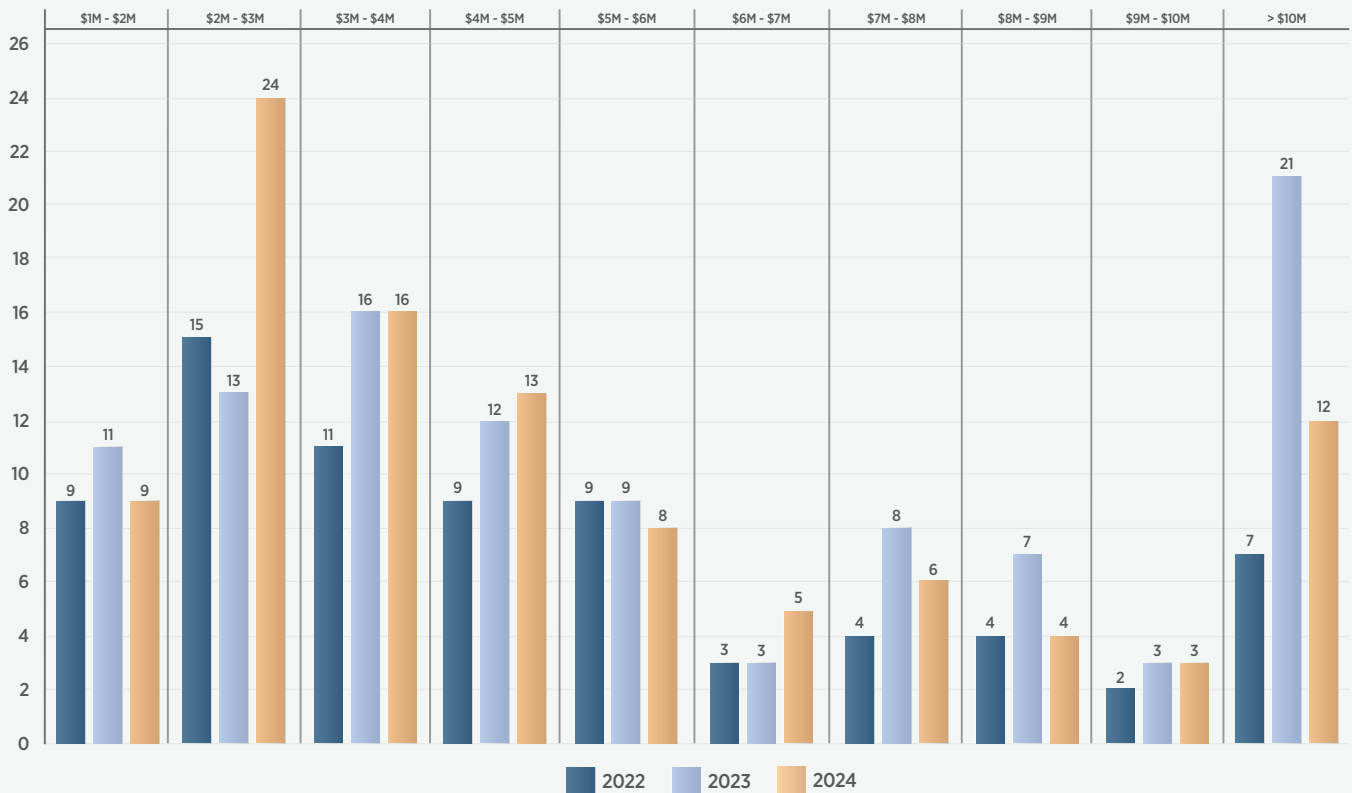
2024 NANTUCKET REAL ESTATE BY THE NUMBERS

TOTAL SALES FOR ALL PROPERTY TYPES

YOY % CHANGE

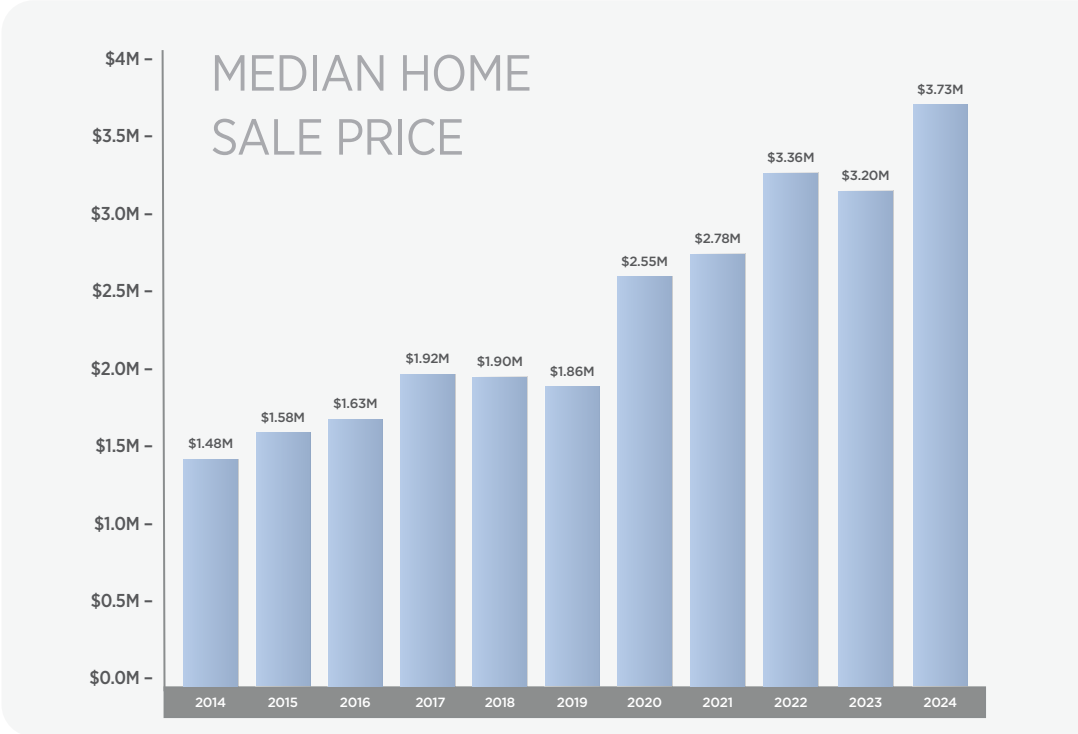


SINGLE FAMILY INVENTORY BY PRICE POINT (AS OF DECEMBER)



TOP 10 BUYER STATES

	% OF TOTAL	VS. 2023
MA	38%	-6
NY	10%	+2
CT	9%	+2
FL	9%	-1
CA	5%	-
TX	3%	-1
NJ	3%	-1
GA	2%	+2
IL	2%	-
MD	2%	+2

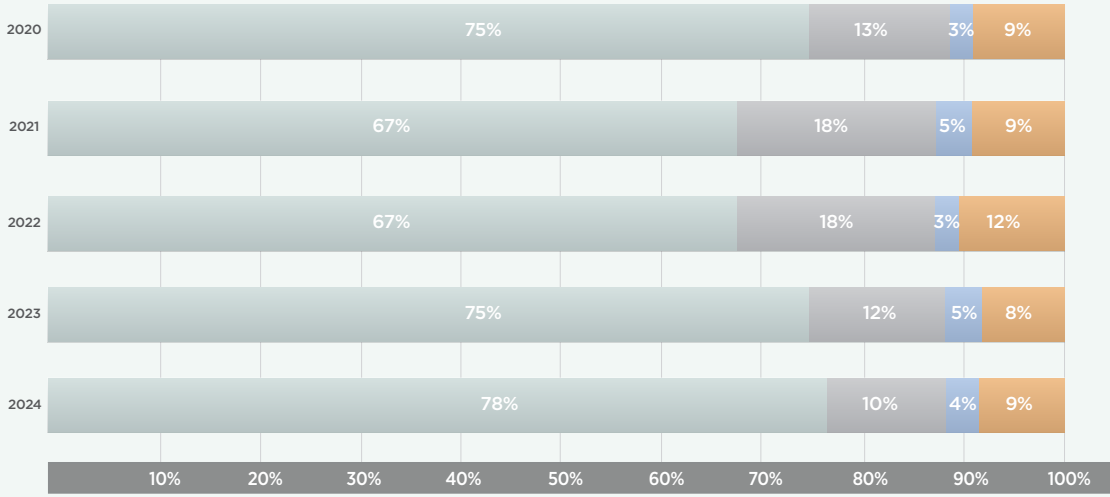


AVERAGE MARKETING TIME (MONTHS)

<p>SF HOMES</p> <p>3.8</p> <p>+20%</p>	<p>LAND</p> <p>5.6</p> <p>+200%</p>	<p>COMMERCIAL</p> <p>0.2</p> <p>-94%</p>	<p>CONDOS/MF/CO-OP</p> <p>2.9</p> <p>+15%</p>
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TRANSACTIONS BY TYPE

- Condo/Co-Op/Multi-Family
- Commercial
- Land
- Single Family



2024 IN PHOTOS WITH YEAR-TO-YEAR COMPARISON

<p>\$26M -\$16M</p>	<p>Highest Residential Sale 5 Grant Avenue</p>	
<p>18 0%</p>	<p>Above Full-Price Transactions 10 Starbuck Road</p>	
<p>33 -30%</p>	<p>Full Price Transactions 9B Pilgrim Road</p>	
<p>14 +16%</p>	<p>Homes Marketed for > 1 Year 41 Monomoy Road</p>	
<p>\$4.88M +10%</p>	<p>Average Home Sale Price 1 Hedgebury Lane</p>	
<p>24 +71%</p>	<p>Finished Speculative Homes Sold 59B Polpis Road</p>	
<p>26% -11%</p>	<p>Highest Annualized Resale Return 5 Grant Avenue</p>	
<p>6 +50%</p>	<p>Number of Homes for Sale for < \$1M 6 Sheep Pond Road</p>	

NANTUCKET REAL ESTATE BY NEIGHBORHOOD - 5 YEAR AVERAGE

NEIGHBORHOOD	2024 TRANSACTIONS	VS. 5-YEAR AVERAGE	2024 MEDIAN SELLING PRICE	VS. 5-YEAR AVERAGE	\$/SQ. FT. (STRUCTURE)	VS. 5-YEAR AVERAGE
Brant Point	13	▼ 18%	\$5,650,000	▼ 18%	\$2,134	▲ 1%
Cisco	4	▼ 47%	\$6,649,750	▲ 37%	\$2,734	▲ 53%
Cliff	14	▼ 44%	\$8,150,000	▼ 1%	\$2,355	▲ 28%
Dionis	2	▼ 50%	\$8,868,625	▲ 49%	\$1,417	▼ 8%
Hummock Pond	10	0%	\$3,850,000	▲ 4%	\$1,346	▲ 22%
Madaket	12	▼ 25%	\$1,545,450	▼ 32%	\$1,086	▼ 3%
Madequecham	2	▼ 33%	\$6,108,000	▲ 61%	\$1,364	▲ 5%
Miacomet	6	▼ 62%	\$2,575,000	▼ 17%	\$1,240	▲ 23%
Mid Island	23	▼ 9%	\$2,150,000	▲ 19%	\$880	▼ 5%
Middle Moors	1	▼ 67%	\$4,000,000	▲ 29%	\$1,200	▲ 44%
Monomoy	2	▼ 66%	\$12,462,500	▲ 12%	\$2,030	▼ 1%
Nashaquisset	1	▼ 20%	\$3,495,000	▲ 75%	\$1,114	▲ 30%
Naushop	7	▼ 33%	\$2,225,000	▲ 19%	\$945	▲ 25%
Pocomo	1	▼ 69%	\$5,800,000	▼ 35%	\$1,814	▼ 20%
Polpis	7	▲ 13%	\$5,400,000	▲ 2%	\$1,436	▲ 9%
Sandpiper	7	▲ 75%	\$2,135,000	▲ 11%	\$697	▼ 6%
Quaise	-	▼ 100%	-	▼ 100%	-	▼ 100%
Quidnet	2	▼ 33%	\$5,067,000	▲ 132%	\$2,990	▲ 339%
Sconset	19	▼ 42%	\$4,500,000	▲ 15%	\$2,078	▲ 45%
Shawkemo	2	▼ 9%	\$7,362,500	▲ 9%	\$1,133	▼ 17%
Shimmo	2	▼ 29%	\$19,975,000	▲ 86%	\$3,424	▲ 110%
South of Town	7	▼ 22%	\$2,560,000	▲ 4%	\$1,039	▲ 20%
Squam	1	▼ 56%	\$10,700,000	▲ 36%	\$1,990	▲ 28%
Surfside	19	▼ 19%	\$3,550,000	▼ 10%	\$1,519	▲ 13%
Tom Nevers	15	▼ 18%	\$3,913,333	▲ 24%	\$1,507	▲ 37%
Town	55	▼ 33%	\$3,600,000	0%	\$1,645	▲ 21%
Wauwinet	6	▲ 36%	\$4,850,000	▼ 2%	\$1,981	▲ 48%
West of Town	9	▲ 29%	\$4,700,000	▲ 30%	\$1,370	▲ 18%

Cumulative Real Estate Sales & Transaction Volume

SLIGHT INCREASE IN TRANSACTIONS, BIG RISE IN MEDIAN SALE VALUE

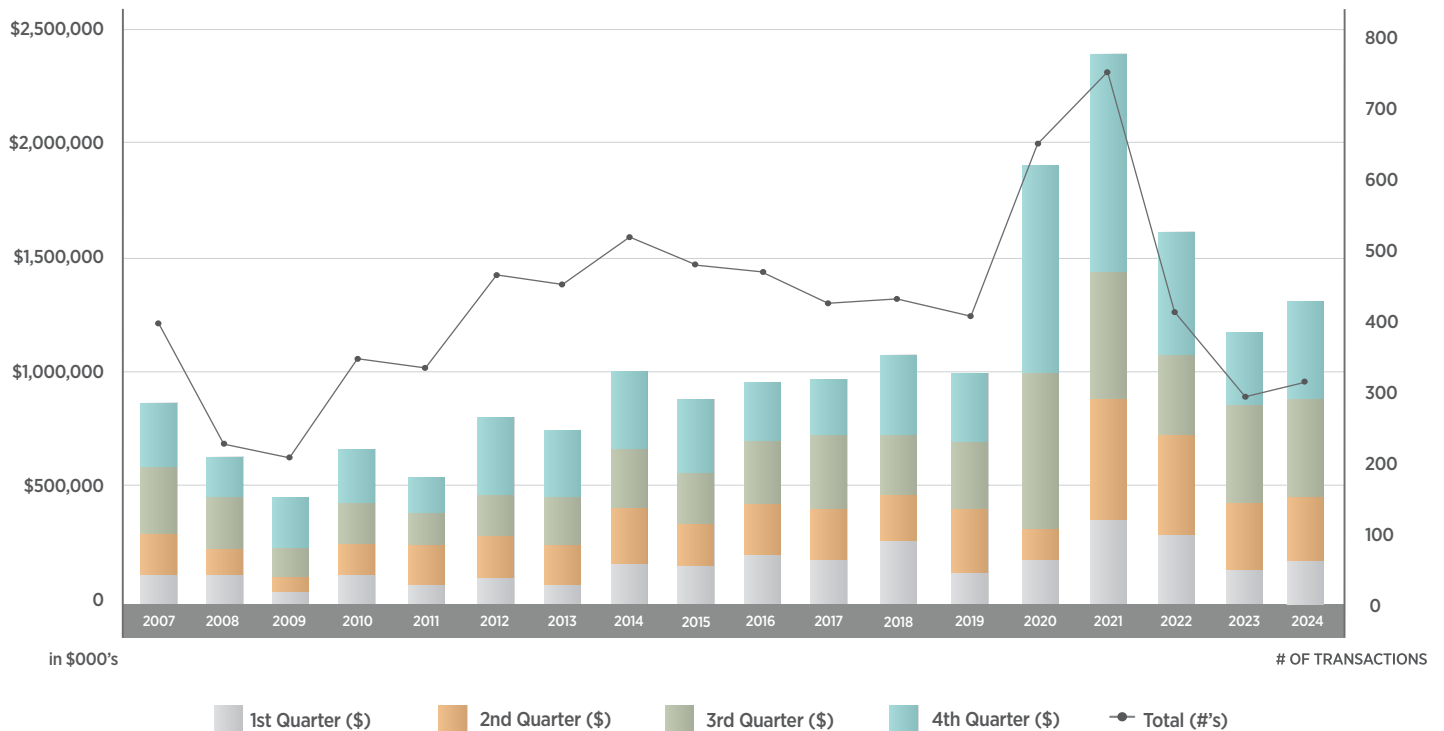
After two years of transaction and dollar volume declines following the market's peak in 2021, Nantucket real estate saw a modest bump in 2024. Transactions increased by a nominal amount, edging just past 300 property sales, while dollar volume held a firm grip, surging well beyond the \$1 billion mark once again.

On a quarterly basis, market activity followed a seasonal crescendo from one quarter to the next, with the fourth quarter posting more than double the activity of the first and second quarters. **By year's end, there were 311 transactions totaling \$1.35 billion on the books**, a respective increase of six percent and 17 percent from 2023 but less than half the overall sales and transaction volume we saw in 2021.

After a muted year for appreciation rates in 2023, one of the more interesting components of the 2024 market is the considerable increase in the median home sale value despite a significant rise in peak summer inventory, a lengthening in marketing times, and very little improvement in mortgage rates. Despite these factors, the average and median home sale values saw sizable gains of 10 and 17 percent, respectively, even without the two record-setting \$38 million+ sales of 2023. It begs the question of whether this 'on-paper' appreciation metric can be applied island-wide or if it is isolated to specific price points, areas, and/or property types.

Let's dive into the data...

TOTAL DOLLAR & TRANSACTION VOLUME*



* Data excludes foreclosure sales and non-market transactions such as affordable/covenant home sales.

SINGLE-FAMILY HOME METRICS

	2024	2023	% CHANGE	5-YEAR AVG.	% CHANGE
Transaction Volume	244	219	11%	337	-28%
Dollar Volume (\$000's)	\$1,190,325	\$970,711	23%	\$1,274,696	-7%
Median Sale Price (\$000's)	\$3,730	\$3,195	17%	\$2,911	28%
Average Months on Market	3.8	3.2	20%	4.5	-16%
Sale Price / Original List Price	90%	93%	-3	92%	-2
Sale Price / Most Recent List Price	95%	96%	-1	95%	-
Average Inventory	146	104	40%	131	11%

**All sales data is as of December 31 and excludes condominiums, foreclosures, affordable home sales and timeshare sales. Sources: LINK Nantucket, Nantucket Land Bank, MA Registry of Deeds*

Single-Family Home Sales Overview

SURGE IN PEAK INVENTORY, MINIMAL RISE IN TRANSACTIONS

After three years of precipitous declines in the number of single-family home sales, the 2024 market saw an 11 percent rise in transaction activity from 2023. It's a particularly modest rise when you consider the generous increase in peak property inventory that occurred in 2024. Analyzing peak inventory trends alongside year-end trends often tells a more complete story. For example, peak inventory levels in July 2024 were 70 percent higher than in July 2023, but year-end inventory was relatively equal between years.

With the available inventory during the height of the 2024 buying season 70 percent higher than a year ago and 40 percent higher than in 2021, when there was more than double the transaction activity, it's notable that there was just an 11 percent rise in annual transactions. It's possible the mortgage rates over the last three years may be more of a headwind than one might expect for a luxury market. Interestingly, however, the rise in transactions correlates nearly exactly with the increase in speculative properties available for sale, suggesting new and high-end product may have been the impetus for the increase in home sale activity. For reference, in 2020, there were 52 speculative home sales (new homes built by developers and sold to an end-user). These sales dwindled to 26 transactions in 2021, just eight in 2022, and 14 in 2023. In 2024, the market saw a rebound in available inventory, resulting in 24 speculative home sale transactions, one transaction shy of the increase in

the number of single-family home sales from 2023.

On the whole, as compared to 2023, home sale metrics show that the sales discount widened ever so slightly, marketing times lengthened for the first time in five years, and the number of full-price offers fell by 30 percent from one year ago. Despite these factors, the median home sale price jumped to \$3.73 million, a 17 percent increase from one year ago and a 46 percent increase over the last five years. Is the entire market as strong as this number purports, or is an underlying dynamic driving this significant increase?



Single-Family Homes Sales by Price Point

GROWING IMPACT OF THE ULTRA-HIGH-END MARKET

After a decline in the median home sale value in 2023, it may be surprising to see such a significant jump in 2024, given the aforementioned market trends. One could quickly point to 'high-end home sales' as a concise answer as to what's occurring, but that would be too simple of an explanation.

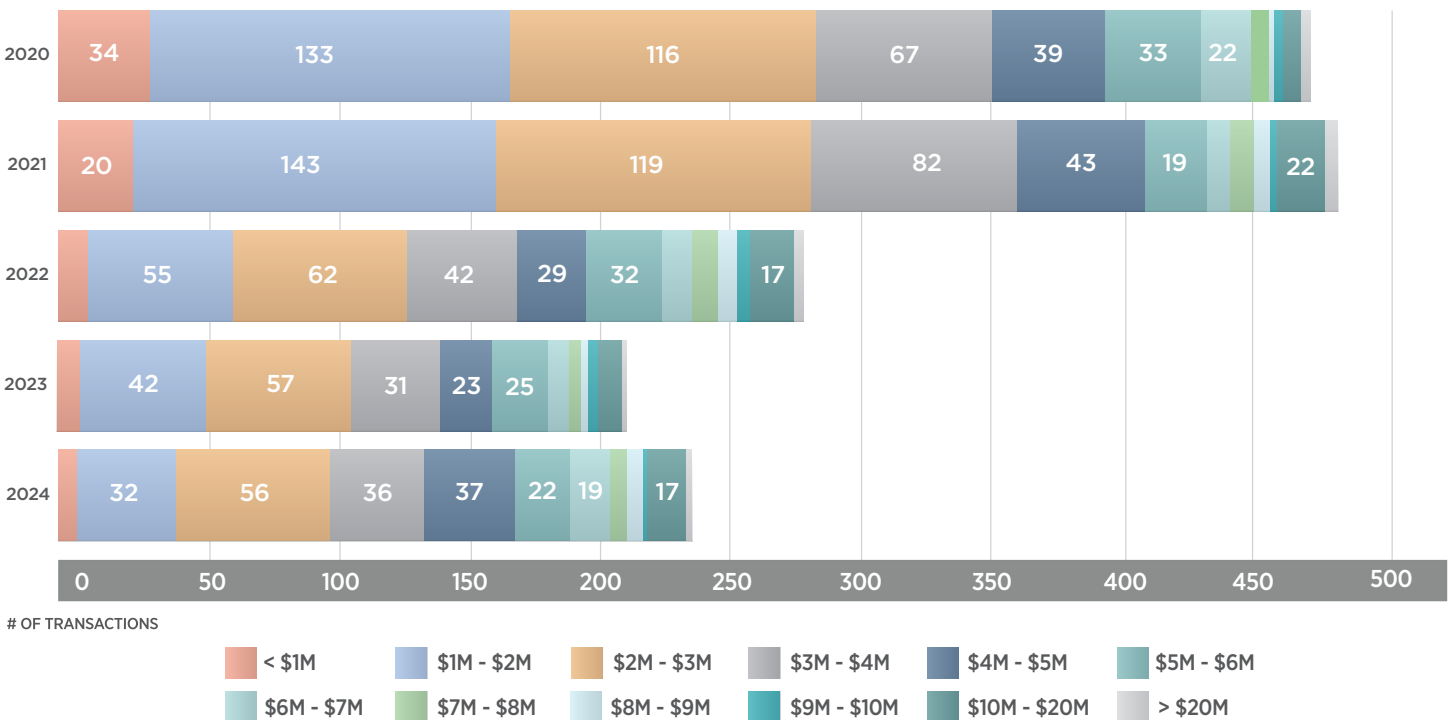
The total number of high-end (\$5M+) sales in 2021 and 2024 actually decreased from 86 transactions to 79. However, the aggregate number of all home sales in 2024 was less than half of the 732 transactions we saw at the peak of the market, resulting in a dramatic allocation shift on a percentage basis. At the same time, the number of transactions at the lower end of the market evaporated - home sales for less than \$2 million dropped from 163 transactions in 2021 to just 34 transactions in 2024. It's not an increase in the number of high-end sales over the last five years, it's that they continued without a counterbalance in the lower end of the market.

While the total number of high-end sales hasn't increased, there has been a dynamic, upward shift within this market segment. Sales above \$10 million have been steadily growing and, in 2024, quadrupled compared to pre-pandemic levels in 2019. These

ultra-high-end transactions totaled four properties in 2019, 13 in 2023, and in 2024, they jumped to 21. Even though we utilize the median sale value versus the average sale value to minimize the influence of high-end outliers, this significant increase in sales between \$10 million and \$20 million undoubtedly influenced the median home sale value. In 2023, where sales between \$10 million and \$20 million declined significantly from 2022, we saw a corresponding decline in the median home sale value. Did property values truly decline in 2023, and did they really surge 17 percent in 2024?

The year-to-year swing in what we know to be a vibrant market illustrates the ultra-high-end's tremendous influence on a commonly used property valuation metric. It also begs the question of how much pent-up demand there may be in this price point, which has historically limited inventory relative to the rest of the market. The resale of 5 Grant Avenue, with a 26 percent annualized return, suggests that properties in this market segment may be appreciating faster than others.

SINGLE-FAMILY INVENTORY BY PRICE POINT



Single-Family Home Resales

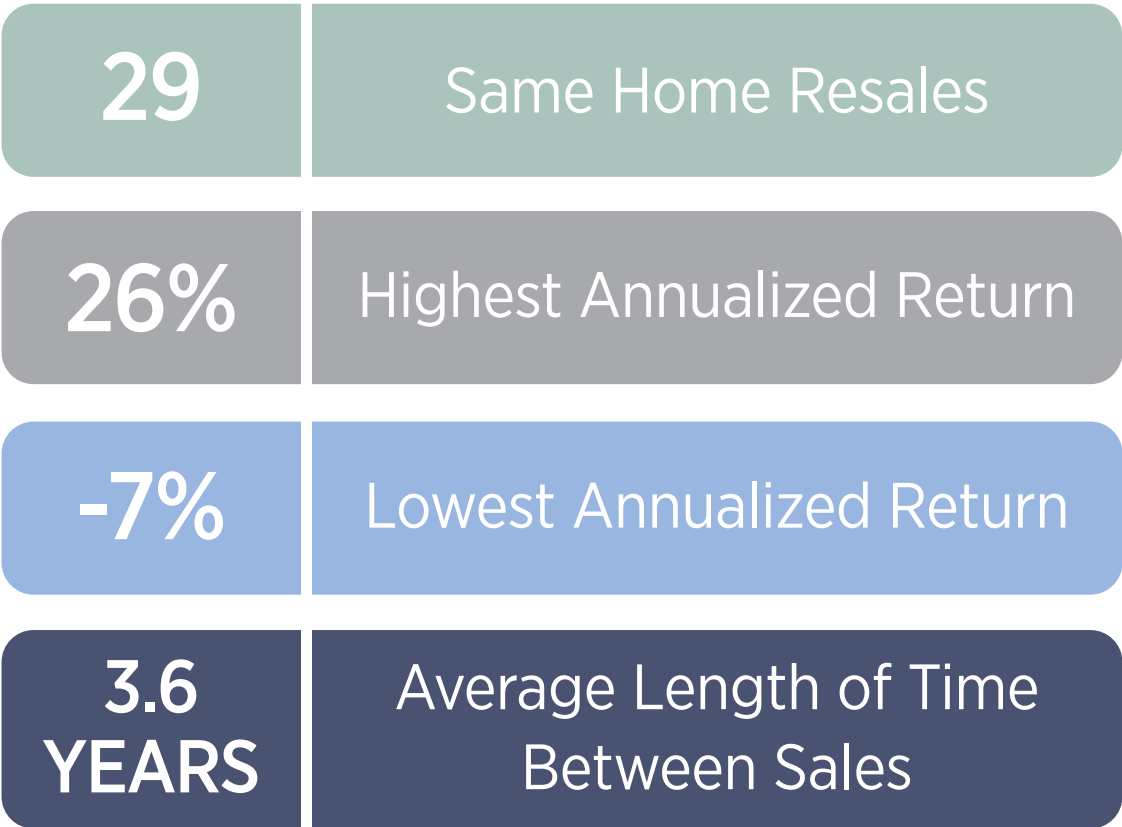
SAME HOME RESALES PAINT A SMOOTHER APPRECIATION PICTURE

If you've read our market reports, you know we like to dig into home resales, which are transactions of the same property where there isn't a significant change to the property between sales. We find that reviewing these sales, alongside market metrics like the median home sale value, helps us better understand a broader view of market dynamics and perhaps offers better insight into underlying appreciation rates.

In looking at the 29 same home resales that occurred in 2024, the resulting annualized appreciation rates ranged from negative seven percent to as high as 26 percent. There was only one negative return in the data and one resale, which resulted in a zero percent return. In aggregating the data, the average annualized appreciation for all resales was eight percent, and the average length of time between sales was 3.6 years. If you look at the handful of resales that took place within the last two years, the average annualized appreciation was ten percent.

And if you look at those sales that took place over more than five years, it was nine percent. These transactions paint a far smoother profile for annual appreciation rates compared to the more pronounced, year-to-year change in the median home sale value.

Within this transaction data, we can observe underlying trends that help us apply appreciation rates to specific property types when assisting buyers and sellers. For instance, we can see higher than average annualized appreciation rates for more recently built properties than older homes, as well as trends in newer developments. Over time, it's this data that guides us as to whether a 17 percent appreciation rate is appropriate or whether there is likely a more suitable rate to utilize, pending a property's attributes, location, and general price point.



Vacant Land Sales Overview

REDUCED VOLUME AND FEWER HIGH-END TRANSACTIONS

Unlike single-family home sales, vacant lot sales dropped lower than the figures from 2023. Through December 31, 2024, vacant land sales totaled just 30 transactions, totaling \$82 million, a decrease of 14 percent and 15 percent from one year earlier and significantly lower than the five-year average of 70 transactions.

Land characteristics vary drastically across the island, and thus, lot sales range from \$620,000 for a parcel in Sandpiper Place off of Old South Road to \$12 million for a 14-acre parcel in Dionis. Marketing times also illustrated vastly different timelines, with a four-day marketing period for a 1.85-acre parcel at 27 Rugged Road (which subsequently sold again two months later with a construction contract for development) to 679 days for 4 Cathcart Road, which was initially listed for \$12.5

million but sold for \$8 million. The price point distribution shifted from 2023, with fewer high-end transactions due to limited inventory above \$5 million.

In a sign of how much raw land can appreciate from the inception of new development to one of the last remaining available lots, a .26-acre vacant lot on Cannonbury Lane in ‘Sconset sold for \$2.5 million. Initial lot sales during 2020 ranged from \$950k to \$1.1 million. Meanwhile, a half-acre lot at 8 Maple Lane off of Fairgrounds traded for \$2.195 million, 23 percent more than it traded for in 2022. The Maple Lane development is still being completed but has far fewer developable lots than Cannonbury Lane.

With 30 transactions categorized as “land” sales in the MLS, there are also transactions with existing dwellings (therefore labeled as home sales), which

are viewed by the market more as land sales as the existing structure will be moved or demolished. Though these sales are included in the aggregate single-family home data, they are worth discussing because the value is truly in the dirt. The top end for this type of transaction in 2024 was the highly publicized purchase of 41 Jefferson Avenue by the Land Bank for \$26 million. There was also the waterfront sale of 42 Shimmo Pond Road for \$24 million with an HDC application for a full renovation and relocation. This value for the 1.25-acre parcel is far higher than the \$18 million sale of a 6.24-acre waterfront property in 2023, but this one includes a 400-foot dock.

VACANT LAND SALES

	2024	2023	% CHANGE	5-YEAR AVG.	% CHANGE
Transaction Volume	30	35	-14%	70	-57%
Dollar Volume (\$000's)	\$81,965	\$96,753	-15%	\$134,139	-39%
Median Sale Price (\$000's)	\$2,345	\$1,975	19%	\$1,518	54%
Average Months on Market	5.6	2.0	199%	4.5	24%
Sale Price / Original List Price	92%	96%	-4	93%	-1
Sale Price / Most Recent List Price	95%	97%	-2	96%	-1
Average Inventory	25	18	39%	24	4%

Commercial Property Sales Overview

REDUCED VOLUME, MYRIAD TRANSACTION TYPES AND VALUES

	2024	2023	% CHANGE	5-YEAR AVG.	% CHANGE
Transaction Volume	11	15	-27%	19	-42%
Dollar Volume (\$000's)	\$33,130	\$39,955	-17%	\$73,446	-55%
Median Sales Price (\$000's)	\$2,200	\$2,100	5%	\$2,333	-6%
Average Months on Market	0.2	3.5	-94%	6.4	-97%
Sale Price / Original List Price	97%	87%	10	90%	7
Sale Price / Most Recent List Price	98%	91%	7	93%	5
Average Inventory	5	4	25%	8	-38%

Nantucket's commercial sales market represents a very small fraction of yearly sales, and many of the transactions take place privately. As of December 31, 2024, there were 11 transactions totaling \$33 million, a respective decline of 27 percent and 17 percent from 2023, well below the five-year average of 19 transactions totaling \$73 million. Compared to pre-pandemic levels, this represents a typical year for the commercial market. Prior to 2020, there were typically 13-20 annual transactions. Given the limited number of transactions and the wide variety of property types and locations, it's difficult to draw meaningful year-to-year comparisons. We therefore summarize the most notable transactions from 2024:

- The highest sale of the year occurred in November: the \$9.45 million condominium sale of 54F Old South Road, a four-level self-storage facility consisting of 26,000 square feet and 197 storage units. Unlike most of the other transactions in the category, the sale value primarily reflects the underlying business cash flow.
- The next highest commercial sale was the \$5.65 million sale of 19 Amelia Drive, a mixed-used property previously with a physical therapy business in the commercial unit. A Safe Place purchased the property.

- The third highest commercial sale of the year was the \$5.2 million sale of 4 Main Street, also known as the Sconset Market. The property consists of a commercial first floor and a four-bedroom, two-bathroom apartment. The Sconset Trust purchased the property to be a "mission-driven landlord" and ensure it remains a key resource to the area.
- The least expensive commercial sale was the \$650,000 transfer of 41E Old South Road. This 551-square-foot commercial unit was previously used as a three-room office space with higher-end finishes.

During the peak of the summer, eight properties were publicly listed for sale, compared to just six by the end of the year. For reference, the most recent peak for year-end commercial inventory was the 18 properties listed in 2018. This market segment often has more off-market activity than publicly listed properties, so the inventory numbers are always considered conservative.

TOPICS OF NOTE FROM THE FISHER TEAM

TO READ THE FULL BLOGS VISIT:
[ACK.FISH/CURRENTTOPICS](https://www.fisherreal.com/ack.fish/currenttopics)

ZONING & AFFORDABLE HOUSING

Zoning is a key tool in addressing Nantucket's housing crisis, enabling innovative solutions to expand affordable housing while preserving the island's historic charm. Strategies like Secondary and Tertiary Lots allow property owners to create deed-restricted affordable housing lots supported by financial assistance from the Affordable Housing Trust. Workforce Housing developments incentivize developers with density bonuses in exchange for including affordable units, providing both rental and ownership opportunities. Special permits also enable Employer Dormitories and Neighborhood Employee Housing, offering essential accommodations for staff in Nantucket's seasonal economy. These strategies demonstrate the town's commitment to fostering a sustainable and inclusive community through thoughtful zoning amendments.

Brian Sullivan, Principal Broker

COASTAL RESILIENCE PLAN UPDATE

Since the finalization of Nantucket's Coastal Resilience Plan (CRP) in late 2021, the Town of Nantucket has made significant strides in implementing strategies to mitigate the impacts of sea level rise and coastal flooding, which are estimated to cause a potential \$3.4 billion in damages by 2070. Let's examine what has been happening.

Quinn Veysey, Sales & Rental Agent

ARE THE NEW WINDMILLS AFFECTING NANTUCKET REAL ESTATE?

The Vineyard Wind project, with 62 offshore towering wind turbines, has sparked debate on Nantucket over their impact on the island's beauty and property values. Some residents worry about the turbines' effect on scenic views and tourism, especially after a turbine malfunction in 2024. However, the island also faces the threat of coastal erosion, which has already affected property values. The turbines' influence on real estate will depend on buyer perceptions, with some seeing them as a symbol of sustainability, while others view them as a visual blight. The long-term impact on Nantucket's market remains uncertain, but the turbines will shape the island's future.

Danno Lynch, Sales & Rental Agent

THE "NEW" DOWNTOWN ON SPARKS AVE

The New Downtown project is finally set to commence and will be located on several Sparks Avenue lots across from the Mid-Island Stop & Shop. After three years of deliberation, the Historic District Commission and the Planning Board have given the developer their blessing, albeit with some conditions. The final approved plans are significantly scaled back from their initial iterations, and with some significant compromise, the parties have come to a meeting of the minds. This mixed-use building is one of the largest private, commercial structures to be permitted by the Planning Board, and it is slated to comprise a bowling alley, thirty-two apartments, and two restaurants.

Spencer Heydt, Sales Broker & Rental Agent

PFAS & WELL WATER TESTING

The recent reports about PFAS contamination in our local waters are alarming and deserve our attention. To help you navigate this important issue, the Town of Nantucket has established clear guidelines for testing which follow Massachusetts guidelines. Whether you're looking to sell your home or are simply curious about how to conduct a test, following these recommendations will empower you to take action for your health and safety, and early action on testing could help avoid transaction delays.

Gina O'Callaghan, Sales Broker & Rental Agent

SURFSIDE CROSSING & NANTUCKET REAL ESTATE DEVELOPMENT

The Surfside Crossing development in Nantucket is progressing, addressing housing needs for year-round residents and seasonal visitors. Infrastructure work is nearly complete, with foundational elements in place. A key focus of the project is on affordable housing with year-round occupancy restrictions. High-quality amenities aim to foster an inclusive neighborhood experience. Despite delays, the developers are committed to delivering a sustainable community to meet long-term housing needs.

J. Brent Tartamella, Sales Broker & Rental Agent

SHORT TERM RENTAL UPDATE (PART TWO)

As another busy year draws to a close, there are a few changes to short-term rentals on Nantucket, as the Town has begun implementing previously approved warrant articles. While no new restrictions were approved at September’s Special Town Meeting, the Town has instated a 3 percent community impact fee, which was approved at the November 2023 Special Town Meeting. Additionally, the Health Department has been working to streamline its local STR registration process, which has been in the works for the past few years.

Lara Hanson, Sales Broker & Rental Agent

FOLKLORE OF THE FUNCTIONAL DETAILS OF HISTORIC HOMES

Nantucket’s historic homes are rich with unique architectural features that reflect the island’s maritime heritage. Elements like the mortgage button symbolize the payoff of a loan, while central chimneys served as the heart of the home for heat and cooking. Transom lights brought in extra daylight and ventilation, and the traditional post-and-beam construction showcased craftsmanship and structural integrity. Practical features like scuttles and widow’s walks helped with ventilation, fire safety, and observation, all contributing to the enduring charm of Nantucket’s architecture.

Joelle Bouchard, Sales Broker & Rental Agent



THE PROCESS OF BUILDING A POOL

Last year, I went through the process of putting in a pool and spa at my house in Miacomet. It was exciting, and sometimes stressful, to watch the transformation, but I was delighted with the end result. A few key learnings: 1. Pull inspiration photos and take photos of the pools you love (especially tile and finish) and give yourself time to make those selections. 2 When budgeting, there are some items you should anticipate and request be included upfront, such as a winter cover. 3. If you want to keep your spa open longer than the pool, put in two independent systems so they can run separately. If you are thinking of putting in a pool on Nantucket, I am more than happy to share my experience with you!

Erin Wilson, Sales & Rental Agent

GREEN BUILDING CODES & THEIR IMPACT ON ISLAND CONSTRUCTION

In 2008, Massachusetts became one of the first states in the country to adopt the Green Communities Act. This act encourages energy conservation by having towns and cities pledge their support to be more energy-efficient and climate-conscious through grants and technical support. At Town Meeting in 2019, Nantucket voted to become a “Green Community”, adopting a stricter set of building codes and prioritizing energy efficiency. This more stringent code, or “Stretch Code” for residential construction, is based on a HERS Rating (Home Energy Rating System) index rating target. This is a number rating given to a home based on the insulating factors as well as performance of mechanical systems.

Liza Hatton, Sales Broker & Rental Agent

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THE BENCHMARK FOR NANTUCKET REAL ESTATE INFORMATION

ANNUAL REPORT

MONTHLY MARKET REPORTS

WEEKLY WEB UPDATES



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