

NH HOME



— with MICHELLE —

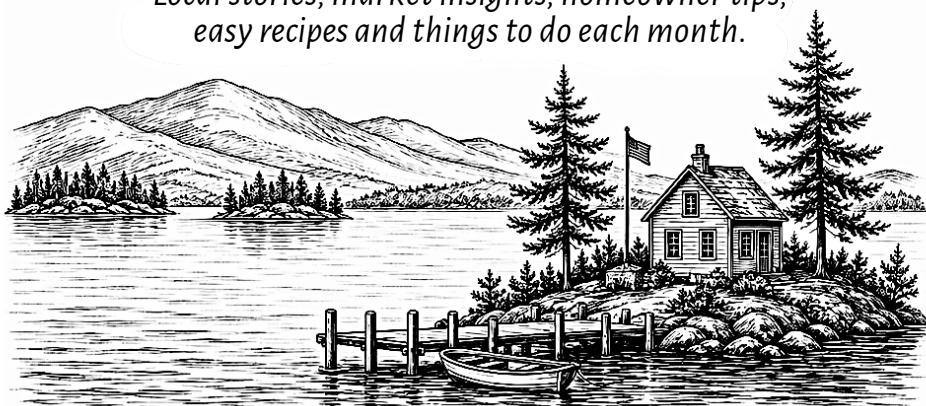


COMMUNITY • HOMES • LIFESTYLE

August 2026 - Volume 1, Issue 2

August Edition: *Slow Down. Explore. Enjoy.*

*Local stories, market insights, homeowner tips,
easy recipes and things to do each month.*



DID YOU KNOW?

Before GPS, Lakes Region boaters used distinctive cliffs and rock formations as landmarks. Many were given colorful names based on the faces, animals, and shapes people imagined they saw. Next time you're on the lake, look up, you might spot one of your own!



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Prefer an email version?
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A NOTE *from* Michelle

August 2026

It's such a beautiful summer here in the Lakes Region. August first hits, it truly feels like the middle of summer. I hope you're enjoying some of the many goings on around us. So many, it's hard to choose!

The weekend of August 22 & 23 is a great example... the Alton Water Ski Show, 46th Annual Arts & Crafts Festival in Meredith, and Belknap County Day at Gunstock in Gilford, which means discounts for all Belknap County residents.

It's also perfect for photography - of all kinds. Lake, boats, gardens, sunsets, families, pets... lots of memories in the making.

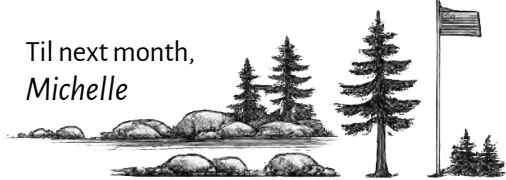
If you know a friend who loves photography and wants to finally learn to use the DSLR - probably hiding in the back of their closet, lol, tell them to get excited. I'm bringing photography classes back in Gilford this fall! More info at LRBiz.com.

I've been working on something big! Since I'm always having conversations about listing photos and how buyers get confused by what they see, and don't see online, I'm finalizing a class on how to "read" listing photos. As a Realtor® and professional photographer, those two worlds overlap more than most people realize. This is going to be a fun one!

Oh wait, there's more! I'm returning to the Lakes Region Art Association & Gallery as a showing artist member. Have you ever been? It's a wonderful creative community of 25 local incredibly talented artists at the Tanger Outlets. Stop in Thur - Sun, meet some of the artists (I'll be there one shift a month) and you may just find the perfect piece for your home, a great gift or a beautiful card to send. We hold free monthly art talks, art classes and art shows throughout the year.

I hope we connect somewhere along the way :)

Til next month,
Michelle



When someone mentions it's time to buy or sell... have them call Michelle.
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Summer Favorites



5 Delicious Ways to Enjoy Watermelon This August

Whether you're headed to the beach, hosting a backyard barbecue, or relaxing on the dock, watermelon is the taste of summer. Here are five easy ways to enjoy this seasonal favorite.

1. Watermelon Feta Salad

Ingredients

- 4 cups watermelon, cubed
- 1 cup cucumber, sliced
- ½ cup crumbled feta
- Fresh mint, chopped
- Juice of 1 lime
- Drizzle of olive oil
- Salt & pepper

Directions

Combine all ingredients in a large bowl and toss gently. Chill before serving. Perfect with grilled chicken or burgers.



2. Watermelon Salsa

A fresh topping for grilled fish, chicken, or tortilla chips.

Ingredients

- 3 cups diced watermelon
- 1 diced jalapeño
- ¼ cup red onion
- ¼ cup cilantro
- Juice of 1 lime
- Pinch of salt

Directions

Mix everything together and refrigerate for 20 minutes before serving.



3. Frozen Watermelon Pops

Ingredients

- 4 cups watermelon
- Juice of 1 lime
- 1 tablespoon honey (optional)

Directions

Blend until smooth, pour into popsicle molds, and freeze for at least 4 hours. A healthy treat kids (and adults!) will love.



4. Grilled Watermelon

Yes...grilled!

Brush thick watermelon slices lightly with olive oil and grill for about 2 minutes per side. Sprinkle with feta, fresh basil, and a drizzle of balsamic glaze. A surprisingly delicious side dish.



5. Watermelon Mint Cooler

Refreshing, light, and perfect for the dock or patio.

Ingredients

- 3 cups seedless watermelon, cubed
- 8–10 fresh mint leaves
- 1 tablespoon lime juice
- 1 cup coconut water (or sparkling water)
- Ice



Directions

Blend the watermelon until smooth. Muddle the mint leaves in the bottom of a pitcher or glass. Add the watermelon juice, lime juice, and coconut water. Stir and serve over ice. Garnish with a sprig of mint and a watermelon wedge.

Optional adult version: Add a splash of white rum.

Lakes & Local Legends

The Old Man in the Mountain Has Lakes Region Cousins

Most Granite Staters know the story of the Old Man of the Mountain, whose famous profile became one of New Hampshire's most recognizable symbols. But did you know the Lakes Region has its own collection of rock formations that have captured imaginations for generations? Long before GPS and detailed maps, boaters and travelers used distinctive cliffs, ledges, and mountain faces as natural landmarks to help navigate the region. Over time, locals began giving these formations colorful names inspired by the shapes they saw; faces, animals, and other familiar figures hidden in the granite.

One of these legendary formations was the Old Man of Eagle Island (North tip of Governor's Island), this rock formation was known as "The Mentor." Local historian Corning Benton wrote that from one path on Eagle Island, visitors could look toward the shore and see a stone face carved naturally into the boulder. Shift your view slightly, and the profile seemed to transform into another figure - the softer face of "The Mentor's Lady."

Whether everyone saw the same image didn't really matter. These formations became part of local folklore, with each generation passing along its own stories and pointing out favorite "discoveries" to visitors. It's a simple reminder that New Hampshire's landscape offers more than beautiful views, it invites us to slow down, look a little closer, and let our imaginations wander.

As you cruise Lake Winnepesaukee, keep an eye on the granite cliffs around Rattlesnake Island, Mount Major, and the islands in the area of the Weirs. Many locals swear they can spot faces, animals, and other familiar shapes hidden in the rock.



What do you see?

Lake Winnepesaukee



Map of Gas Docks

Check WinniGas.com
for gas dock map of
locations on the lake.



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Real Estate & Market



July 2026

Market Snapshot

A quick look at recent residential activity in Laconia, Meredith and Gilford.

➔ *see more towns online at michellepalys.com/monthly-stats* ➔

July 2026	Laconia	Meredith	Gilford
# of Homes Sold	35	24	14
Average Price	538,247	1,079,591	947,571
Median Price	462,500	717,500	536,000
Average Days on Market	56	60	27
Median Days on Market	21	20	17
# w/Owned Waterfront Homes Sold	3	4	2
% Homes Sold at or Above Original Price	26%	33%	36%
Highest Price	1,810,000	5,399,000	4,350,000
Lowest Price	55,000	153,000	184,000
# of Homes <\$500K	19	6	6
\$500 - 1 Million	14	10	5
1 Million +	2	4	3

What Stands Out



- **Gilford continues to be the fastest-moving market.** Homes averaged 27 days on the market, and 36% sold at or above asking price.
- **Meredith leads in luxury sales.** With an average sale price exceeding \$1 million and a top sale of \$5,399 million, high-end demand remains strong.
- **Buyers have options.** Most homes sold in July were priced under \$500,000, proving there are still opportunities for buyers at a variety of price points.

July showed continued strength across the Lakes Region. Gilford remained competitive, Meredith continued to lead in luxury sales, and buyers still found opportunities across a variety of price points. As always, every neighborhood tells its own story. Understanding those local trends is key to making smart real estate decisions.



Source: Based on information from PrimeMLS,
Inc for the period of 7/1-7/31/26



Homeowner's Tip



Stop Moisture Damage Before it Starts

Summer humidity doesn't just make the air feel heavy, it can also create the perfect conditions for mold, mildew, and moisture damage. Take a few minutes this month to inspect your home for trouble spots.



- Make sure bathroom exhaust fans are working properly.
- Clean leaves and debris from gutters.
- Check your basement or crawl space for damp areas.
- Outside, trim shrubs and bushes away from your home's siding to improve airflow and help surfaces dry after rain.
- A little prevention now can save you from costly repairs later, and keep your home healthier year round.
- Any water issues inside should be remediated immediately. Do not wait.



Hannah's Corner

August is National Dog Month...YAY! Hannah thinks that means more boat rides, snacks, naps, zero accountability, and maybe a new toy.

Let's skip the expensive vet visit: no chocolate, grapes, raisins, onions, garlic, macadamia nuts, xylitol, alcohol, cooked bones, spoiled scraps, or questionable water.

And watch the heat! If we slow down or sleep more, pay attention. Dogs cool themselves mainly by panting, and older pups especially appreciate shade and A/C.

Did you know?

We can smell food from rooms away AND learn new tricks at any age. So yes, we heard that treat bag open.



This month's walk: Waukegan Highlands Community Park
Located at 17 Winton Road in Meredith.

For more information and trail maps, visit meredithnh.gov
Don't forget water and snacks for both you and your best friend!

meredithnh.gov



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What's Happening...



Upcoming Events



THUR-SUN
AUG
13-16

Annie - Interlakes Theatre

Experience a Broadway show right here in the Lakes Region! All performances take place at the Inter-Lakes Auditorium in Meredith. www.interlakesheater.com

FRI
AUG
14

Lake Winnepesaukee Day 2026

The M/S Mount Washington will be dockside, offering transport of passengers from Weirs Beach to Wolfeboro, for a fun and traffic-free way to experience this annual festival. www.cruisenh.com

SAT
AUG
22

Water Ski Show 2026

3pm - 4pm
Held in Alton Bay
Sponsored by the
Water Bandstand Committee

SAT-SUN
AUG
22-23

Fine Arts & Crafts Festival

Sat. 9am - 5pm - Sun. 9am - 4pm
Main St, Meredith. Stroll the outdoor marketplace, meet the artists, live demonstrations, & explore the charm of downtown Meredith.



Home & Lake Living Riddles

1. True OR False?
Lake Winnepesaukee has more than 250 islands.
2. I start with "M."
I'm where many stop for lunch, views and shopping.
3. I have a dock, but I'm not a boat.
I have a porch, but I'm not a restaurant. People can't wait to spend weekends with me.
What am I?
4. I get longer in summer, shorter in winter, and everyone wants to spend it on the lake.
What am I?
5. I work all summer long, but if I'm clogged, I can cause big problems when the leaves begin to fall. What am I?
6. I like to hide in your bathroom ceiling. Turn me on after every shower, and I'll help protect your home. What am I?

1. True, 258 total 2. Meredith
3. Lake House 4. Daylight
5. Cutters 6. Exhaust Fan

UPCOMING

classes & workshops

View Full Calendar:
www.LRBiz.com

at Lakes Region Business Center

**Need training or meeting space?
We can help!**

- Photo Lessons
- Chamber Events
- Business Coaching
- Home Buy & Sell Workshops
- Real Estate Credit Classes
- Private Workshops



Know of a great class or workshop? We'd love to hear about it! Email us! info@LRBiz.com

NH HOME with Michelle Real estate guidance Local insight New Hampshire living
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Your Lakes Region Resource

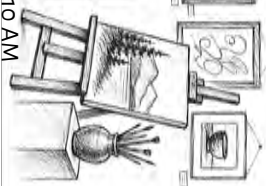


88th Annual Members Exhibit LAKES REGION ART ASSOCIATION

● Visit the Exhibit

July 30 - August 30, 2026

Lakes Region Art Gallery
Tanger Outlets, 120 Laconia Road, Suite 300
Tilton, NH 03276



Gallery Hours: Thursday - Sunday, Opens at 10 AM

Admission: Free and open to the public

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REALTY

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