

NH HOME



— with MICHELLE —

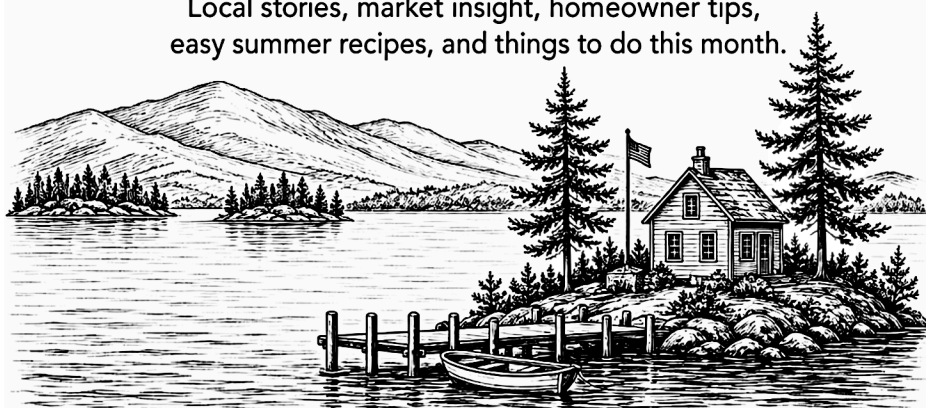


COMMUNITY • HOMES • LIFESTYLE

July 2026 - Volume 1, Issue 1

Summer in the Lakes Region

Local stories, market insight, homeowner tips,
easy summer recipes, and things to do this month.



DID YOU KNOW?

Lake Winnepesaukee has 258 islands
and more than 180 miles of shoreline.

One of its tiniest islands,
Becky's Garden, has inspired
one of the area's most beloved
local legends.



INSIDE THIS ISSUE



A Note from Michelle



June Market Snapshot



Homeowner's Tip + Hannah's Corner



Summer Favorites: Recipes



Becky's Garden



Events + Riddles



Prefer an email version?
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- *A note from Michelle* -

July in the Lakes Region

July is one of the best times to enjoy life in the Lakes Region. The water is busy, local events are in full swing, and there is a sense of energy everywhere you go. Whether you live here year-round, spend your summers at the lake, or are simply exploring the area, this newsletter is meant to be a useful local resource. Each month, you'll find a mix of homeowner ideas, market insight, local stories, and things to do around town.

This issue includes a quick market snapshot for Laconia, Meredith, and Gilford, a few easy curb-appeal ideas, simple summer recipes, a local legend from Lake Winnepesaukee, fun riddles, and upcoming community events. My goal is simple: give you something enjoyable to read and something useful to take with you.



Explore the Region



- Lake Winnepesaukee
- Lake Winnisquam
- Lake Opechee
- Ossipee Lake
- Squam Lake
- Newfound Lake



Get NH HOME with Michelle delivered to your inbox. Love this newsletter? Know someone else who would too? Share my email with a friend so they can sign up!

Send me an email to sign up:
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Summer Favorites

Easy recipes for lake days, porch night and easy entertaining.



Easy enough for a Tuesday night. Pretty enough for company.



Easy Dessert:

Summer Berry Icebox Cake



No baking. Looks pretty.
Hard to mess up. My kind of recipe.

Serves a few: 6 servings

- 1 box graham crackers
- 2 cups heavy whipping cream
- 1/4 cup powdered sugar
- 1 teaspoon vanilla
- 2 cups sliced strawberries
- 1 cup blueberries



Directions

1. Whip cream, powdered sugar, and vanilla until soft peaks form.
2. Layer graham crackers in the bottom of an 8x8 dish.
3. Spread whipped cream over the crackers.
4. Add a layer of berries.
5. Repeat layers until the dish is full.
6. Chill at least 4 hours, overnight is even better.

For many: 18 to 24 servings

Use a 9x13 pan and double everything:

- 2 boxes graham crackers
- 4 cups heavy whipping cream
- 1/2 cup powdered sugar
- 2 teaspoons vanilla
- 4 cups strawberries
- 2 cups blueberries



*Best served cold,
preferably after a lake day.*

Easy Drink:

Sparkling Summer Lemonade



Light, fresh, and easy to make
non-alcoholic. People can add their
own extra if they want.

Makes a few: 4 drinks

- 2 cups lemonade
- 2 cups sparkling water
- 1/2 cup cranberry juice or
strawberry lemonade
- Lemon slices
- Fresh mint, optional
- Ice



Directions

1. Fill glasses with ice.
2. Add lemonade and cranberry juice.
3. Top with sparkling water.
4. Garnish with lemon and mint.

For many: party pitcher, 12 to 16 servings

- 8 cups lemonade
- 8 cups sparkling water
- 2 cups cranberry juice or
strawberry lemonade
- 2 lemons, sliced
- Fresh mint, optional
- Ice on the side



*Add the sparkling water right before
serving so it does not go flat.*

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— Lakes & Local Legend —

Becky's Garden: The Little Island with a Big Story.

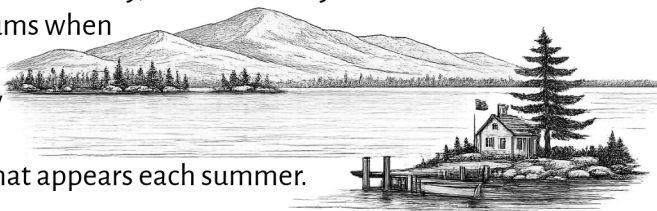
Just offshore near Center Harbor sits one of Lake Winnepesaukee's smallest islands, yet it carries one of the area's most enduring stories.

According to local tradition, a young girl named Becky dreamed of having a flower garden of her own. When livestock wandered through and destroyed it, her disappointed father promised she could choose any island on the lake as a gift. Rather than selecting one of the largest islands, Becky is said to have chosen the smallest so her sisters could enjoy the bigger ones.

Whether every detail is fact or folklore, the tale has become a symbol of generosity and gratitude. Today, there are many chats in the Winnepesaukee forums when

it is time for boaters to search for the tiny island noted by the

miniature cottage that appears each summer.



Boating



Reminder

Power boats should always give way to sailboats and paddle craft. Slow down and give wide space when passing boats, docks, swimmers, and shorelines.

*Visit NH State Police
Marine Patrol to learn how
to get your boating certificate.*



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- Real Estate & Market -

June 2026 Market Snapshot

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

Town	Homes Sold	Avg Price	Median Price	Avg Days on Market	Lakefront Sold	Highest Sale	<\$500K	\$500K-\$1M	\$1M+
Laconia	56	\$594,411	\$489,500	34	3	\$1,880,000	29	20	7
Meredith	12	\$1,084,958	\$735,000	28	4	\$3,600,000	4	5	3
Gilford	16	\$1,085,331	\$610,450	61	2	\$5,050,000	6	6	4



What Stands Out

- Meredith and Gilford both posted average sale prices above \$1 million.
- Laconia had the highest number of total homes sold.
- Lakefront inventory remains limited and continues to command attention.



Source: Based on information from PrimeMLS,
Inc for the period of 6/1-6/30/26

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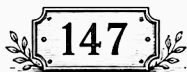
Small Changes, Big Impact

Homeowner's Tip - Inexpensive ways to boost curb appeal

When it comes to making a great first impression, curb appeal matters. A few affordable updates can make a surprising difference, whether you're preparing to sell or simply want to enjoy your home a little more.



Power wash exterior surfaces: Driveways, walkways, decks, and siding can accumulate dirt and grime over time.



Update house numbers: Replacing faded or outdated numbers is a simple project that adds a polished look.



Freshen up the front door: A freshly painted front door can instantly brighten the exterior of your home.



Add color and refresh mulch: Potted plants, flower beds, and fresh mulch create visual interest without a major investment.



Hannah's Corner

Hi friends! Hannah here. Summer is my favorite time of year because it means more adventures with Michelle, especially boat rides. If your family has a four-legged friend, here are a few ways to help everyone enjoy the season. Bring fresh water and a bowl, make sure there is shade on hot days, and remember that lake water is not the best thing for dogs to drink. Before hopping onto a dock or boat, check that the surface is not too hot for sensitive paws. If you're heading out on the water, a properly fitted life jacket is always a good idea. Now I'm curious... how does your pup get on and off the boat? Do they leap aboard, use a ramp, need a boost, or have their own special routine? Send me an email and let me know!



This month's walk: Laverack Trail in Meredith, NH - www.laveracknt.org



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UPCOMING EVENTS

What's Happening...



Meredith Sculpture Walk
Ongoing through November 1, 2026.
Downtown Meredith's self-guided outdoor art exhibit features more than 30 sculptures throughout the village.



Drive-In Movie Nights
July 2026.
Weirs Drive-In, 76 Endicott Street North.
A classic summer tradition with movies under the stars.



Lakes Region Rotary Car Show
July 25, The Alamo Texas Bar-B-Cue & Tequila Bar II, Weirs Beach, 10:00 AM–2:00 PM.



Colonial Theatre Summer Show
July 30, 609 Main Street, Laconia.
Eaglemania: Tribute to The Eagles at 8:00 PM.



Home, Summer & Vacation Riddles

1. I get opened in the summer, slammed by kids, and repaired right before guests arrive. What am I?
2. I am where coffee tastes better, sunsets last longer, and everyone says, "We should do this more often." What am I?
3. I am packed with towels, snacks, sunscreen, and somehow never enough room. What am I?
4. I can raise your home's appeal, but if I blister and peel, buyers notice fast. What am I?
5. I work hardest in July, complain loudly when ignored, and make everyone inside less cranky. What am I?
6. I turn a backyard into a gathering spot, but if I am too close to the house, your insurance company may have opinions. What am I?

Answers:
1. Screen Door 2. Porch/Deck
3. Beach Bag 4. Exterior Paint
5. Air Conditioner 6. Fire Pit

UPCOMING

classes & workshops

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at Lakes Region Business Center

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- 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

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Your Lakes Region Resource



How is your insurance?



Need a value check or market question answered?

Call or text Michelle at 603.493.0577



Your home's current
market value matters.

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