

December 2020

Volume 1, Issue 12



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



## *Welcome Winter!*

December in New Hampshire's Lakes and Mountains Region offers many opportunities for fun, both indoors and out. While many festivals and beloved holiday traditions have been canceled due to COVID-19 restrictions and concerns, winter fun still abounds, if you know where to look! We're here to help with that!



Check out this naturalist-led walk on NH winter birds offered by [Prescott Farm](#) in Laconia On Saturday, December 5 from 10:00-12:00 Most south-bound birds have begun to migrate away from New Hampshire. Which species remain for the winter? Grab a pair of binoculars, and answer this question with your own eyes and ears. Prescott Farm offers many additional programs throughout the winter.



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While [Castle in the Clouds](#) in Moultonborough is not holding their annual Christmas at the Castle event, many miles of winter wonderland trails will be groomed for Nordic skiing and snowshoeing. For a list of groomed trails visit:

<https://lrct.org/2019/01/xc-ski-trail-grooming/>

After all that outdoor activity how about a libations tour? Head over to the [Sap House Meadery](#) in Ossipee to warm up with a bite and a cup of mead in the Tasting Room and Pub. Currently open Thursday through Saturday, please call ahead to confirm. On Saturdays they offer an hour long Hive to Bottle tour as well.



Still thirsty? Take a scenic drive to [Tamworth Distilling](#) for a sampling of spirits while enjoying locally sourced and seasonally mindful provisions at the Art in the Age Café. Tamworth Distilling also offers private cocktail classes. What a great gift idea!

## *Real Estate Market*

Here's the market snapshot for October 2020 as compared to October of 2019. In Belknap County, for all property types, the median sales price was up 23.8%, and average sales price increased by 37%. The number of sales increased 30.5% with a 45% decline in average days on market. The average list price for all property types was up by 32%. Months supply of inventory was well under 2 months. (average = 6 months).

In Carroll County the median sales price rose 46% as compared to the same time last year. The median list price was up 33%. The average days on market was down 19%. Inventory remains low in Carroll County as well, with a months supply below 2 months. What does this all mean? It's still a great time to sell in the Lakes Region! Read this month's blog post on listing during the holiday season on our website at [www.nhfineproperties.com](http://www.nhfineproperties.com).

## REAL ESTATE TIP OF THE MONTH!!

Should you list your home over the holidays? If you are ready to sell the answer is YES!!

Contrary to popular belief, the holiday season can be the perfect time to sell your home. Why?

The market in New Hampshire remains strong, and inventory low. Buyers that are looking over the holidays tend to be serious buyers ready to make the move. And with even even less competition due to the holidays your property will shine.

Head on over to our blog for the full list of reasons selling over the holidays may be just the right time for you.

Checkout our full blog post at:

<https://nhfineproperties.realgeeks.com/blog/8-reasons-list-your-home-during-holiday-season/>

Want to know the value of your home? We'd be happy to offer a complimentary market analysis. And try our instant home valuation tool here:

<https://www.nhfineproperties.com/cma/property-valuation/>



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*Whether buying or selling, we'll be with you every step of the way.*

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*Inside this Issue— Welcome Winter!*  
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