

**104 Campbell Lane, Deering NH**  
**Current Market Status**  
**July 1, 2025**

This is the first of a series of studies to review the current market status for lakefront properties comparable to the Deering Property. (The expression “Deering Property” in this document refers to the lakefront property for sale located at: 104 Campbell Lane, Deering, New Hampshire)

This review will concentrate on Lakefront year-around single family residential houses with:

- 3+ Bedrooms.
- 2+ Bathrooms.
- 2500 Square feet or more of living area.
- On NH lakes with an area greater than 300 Acres, suitable for boating.
- On a single owned house lot.
- With attached private waterfront suitable for boats and swimming.
- Asking price \$875,000 to \$1,400,000.

It will begin with properties listed after 5/1/2025. A search showed that there was no significant listing active prior to that date. All of the properties currently below are “Active”.

***Deering Property***

- *104 Campbell Ln, Deering NH*
- *Located on Deering Lake (315 Acres)*
- *4 Bedrooms, 2 Bathrooms, 3651 Sq. ft. of living area.*
  - *Plus 1,642 sq. ft. of unfinished enclosed area*
  - *Plus 1,680 sq. ft. of enclosed storage area in the garage*
- *0.87 Acre lot.*

**Summary**

- As of 7/2/2025 there were 6 comparable lakefront properties “active” in NH.
- None were known to have accepted offers, or were in the process of being sold.
- None had sales “closed”.
- Asking prices for these ranged from \$1,139,000 to \$1,300,000.
- The average price for the 6 was \$1,268,833.
- The most comparable property is listed for \$1,300,000.
- The million dollar prices for lakefront homes in this class has expanded from the large lakes to the mid-size lakes.
- The condition of these properties is unknown.
- The prices were in the same range as comparable properties sold in 2024.
- This is based on MLS data, and does not include any being offered by other means.

**Comparable properties currently on MLS as “Active”. Five total.**

**Property A**

- 30 Thoreau Trail, Wakefield NH
- Located on Balch Pond (577 Acres)
  - Lake is long & slender with many coves
- 3 Bedrooms, 3 Bathrooms. 2326 Sq. ft. of living area.
- 2.17 Acre lot.
- Listed for \$1,139,000 on 6/23/2025
- Active
- 

**Property B**

- 406 Partridge Lake Road, Littleton NH
- Located on Partridge Lake (99 Acres)
  - Small Lake
- 5 Bedrooms, 3 Bathrooms. 3448 Sq. ft. of living area.
- 3.4 Acre lot.
- Listed for \$1,280,000 on 5/123/2025
- Active

**Property C**

- 276 Grenier Road, Wakefield NH
- Located on Pine River Pond (570 Acres)
- 3 Bedrooms, 3 Bathrooms. 2230 Sq. ft. of living area.
- 0.19 Acre lot.
- Listed for \$1,295,000 on 6/10/2025
- Active

**Property D**

- 26 Association Drive, Northwood NH
- Located on Northwood Lake (653 Acres)
- 4 Bedrooms, 4 Bathrooms. 3914 Sq. ft. of living area.
- 0.66 Acre lot.
- Listed for \$1,299,000 on 6/4/2025
- **Active**
- **This is the comparable property most similar to the Deering Property.**

**Property E**

- 41 Hermit Lake Road, Sanbornton NH
- Located on Hermit Lake
  - Has multiple coves and may have limited boating
- 3 Bedrooms, 3 Bathrooms. 3139 Sq. ft. of living area.
- 1.01 Acre lot.
- Listed for \$1,300,000 on 5/27/2025
- **Active**

**Property F**

- 20 Bennett Circle, Antrim NH
- Located on Franklin Pierce Lake (483 Acres)
- 4 Bedrooms, 3 Bathrooms. 2718 Sq. ft. of living area.
- 0.2 Acre lot.
  - Small lot with house close to lake
- Listed for \$1,300,000 on 6/11/2025
- **Active**

**The average asking price for these 6 is approximately \$1,269,000.**

In addition to these 2 comparable properties, one property on Deering Lake was recently listed. This has a small seasonal A-frame cottage. It is way out of the search parameters, but mentioned here because it is located very close to the Deering Property. This is similar to another property, with a seasonal cottage, on Deering Lake that sold in 2024, for the same price.

### **Property Z**

- 73 Lost Lane, Deering NH
- Located on Deering Lake (Deering Reservoir) (315 Acres)
- 2 Bedrooms, 1 Bathrooms. 1003 Sq. ft. of living area.
- 0.94 Acre lot.
- Listed for \$590,000 on 6/26/2025
- Active

### **Details of search**

The first step was to look at sale data from 1/1/2025 to 7/1/2025. A search was done on the MLS Prime website. This used the parameters:

- New Hampshire
- Single Family Residences
- Waterfront: Yes
- Water View: Yes
- Water Access: Any
- 3 Bedrooms or more.
- 2 Bathrooms or more.
- Living area 2500 sq. ft. or higher.
- “Active” or “Active under Contract”.
- Listed 1/1/2025 to 7/1/2025

Only properties asking between \$875,000 and \$1,400,000 were considered

Searching for asking price \$1,000,000 or above; there were 91 total, 12 under \$1,400,000, and 4 considered comparable.

Searching for asking price \$750,000 to 1,000,000; there were 14 total, 9 over \$875,000, and 0 considered comparable.

2 more properties with living area between 2000 and 2500 SF, and asking price \$1,000,000 or above, were added from an earlier search

Of this 23, only 5 were considered comparable. These had to be

- “Active”
- On a single-house lot with private owned waterfront.
- Without a road between the house and waterfront.
- On a lake suitable for motorized boating.
- With boat docking facilities.

These had asking price ranging from \$1,139,000 to \$1,300,000.

This eliminated properties:

- Under contract or sold.
- On a brook, river, small pond or tiny lake.
- On a reservoir with restricted water use.
- That were Condos with shared waterfront.

By Arthur C. Stickney 7/2/2025

File: Sales Comparison 2025 7 1.odt & .pdf

Folder: In the Works