

MARGOT
— SKELLEY —

COMPASS REAL
ESTATE

SELLER'S PRESENTATION

NEW HAMPSHIRE

[MARGOTSKELLEY.COM](https://www.margotskelley.com)

WOLFEBORO | TUFTONBORO | BROOKFIELD | OSSIPEE | WAKEFIELD | ALTON | NEW DURHAM

MARGOT
— SKELLEY —

LIFETIME SALES VOLUME
\$136,164,400



HOW I SUPPORT YOU

168

LIFETIME
TRANSACTIONS

verified by

PrimeMLS 

as of 2025

I take a thoughtful, market driven approach to every listing, using comparable sales, buyer behavior, and local New Hampshire market conditions to position each property effectively. Every home has its own strengths, and I look closely at the details that shape value and appeal, including location, setting, privacy, and condition, to determine the right path to market. I also provide real staging advice on my dime through a local professional, because presentation matters. From there, I coordinate professional marketing, manage showings carefully, and stay in direct contact with buyer representatives to gauge interest, intent, and terms throughout the process. When offers come in, I negotiate with a clear focus on price, timing, certainty, and the overall outcome, always with your best interests at the center. I do not practice dual representation, so my loyalty stays exactly where it belongs.

WOLFEBORO NATIVE

COMPASS
REAL ESTATE

Margot Skelley is a dedicated real estate professional with deep roots in the Lakes Region as a Wolfeboro native. With a genuine passion for helping clients find their dream homes, Margot seamlessly blends her extensive knowledge of the local market with a commitment to exceptional service.

What Margot loves most about real estate is the opportunity to make a significant impact in people's lives, guiding them through one of life's most important decisions.

Family is also a cornerstone of Margot's life, and she cherishes time with her husband Doug and son Maddock, who share their love for Wolfeboro. Beyond real estate, Margot is an avid cook and enjoys spending leisure time with her whoodle Frank.



With a friendly, approachable demeanor and a commitment to understanding clients' unique needs, Margot is more than just a real estate agent she is a trusted advisor and advocate.

Whether you're buying your first home, selling a cherished family residence, or seeking an investment opportunity, Margot is dedicated to providing a rewarding real estate experience. Her dedication to the community and industry makes Margot a standout choice for all your real estate needs in the Lakes Region of New Hampshire.

MARGOTSKELLEY.COM



SELLING PROCESS OVERVIEW

01 Let's Start with the Big Picture

We'll talk through your goals, timing, property details, and what matters most before we make a plan.

02 Understanding the Market

I'll walk you through current market conditions, recent sales, and pricing context so we can position your home wisely.

03 Getting the Property Ready

We'll identify what to update, refresh, or leave alone so your home shows at its best, **with a complimentary staging consultation provided by me.**

04 Planning the Launch

Together, we'll choose the right timing, pricing, and presentation strategy before your home goes live.

05 Bringing It to Market

Your home will be introduced with thoughtful marketing, strong visuals, and a showing plan designed to attract the right buyers.

06 Open Houses and Showings

Open houses will be marketed across all platforms. Margot is present for all showings.

07 Reviewing Offers and Negotiating Terms

When offers come in, I'll help you compare the full picture and negotiate with clarity and confidence.

08 From Accepted Offer to Due Diligence

Once you're under contract, I'll help manage inspections, timelines, and buyer requests so nothing gets off track.

09 Appraisal, Final Steps, and Loose Ends

We'll work through the appraisal and final details that need attention before closing.

10 Closing and What Comes Next

I'll help make the final stretch feel organized and smooth, from signing day through your next transition.

LUXURY LISTINGS, ELEVATED

Every property I represent receives a full professional media package. For luxury homes, that investment is expanded. Elevated photography, video, print, and targeted exposure are essential to reaching qualified buyers and positioning a property correctly from the outset. For luxury properties, I partner with Wolf Reel, a premier media team known for cinematic visuals that resonate with high-end buyers.

Luxury listings are shared directly with Compass Luxury and high-net-worth agents across New England, Boston, New York City, and the Tri-State area. In addition, I maintain direct relationships with leading agents across the Lakes Region, including top-producing agents outside of Compass, ensuring qualified buyers are reached regardless of brokerage.

Behind the scenes, luxury transactions demand precision and discretion. I bring proven experience navigating seven-figure pricing, negotiation, and execution, where details matter and expectations are high.



LUX URY

WOLFREAL.MEDIA



603-568-3829

EVERGREENMEDIANH.COM



603-568-3829

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Maximizing Demand & Value for Your Home Sale

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1 Compass Private Exclusives

Build demand with a private audience without accumulating days on market & price drop history.

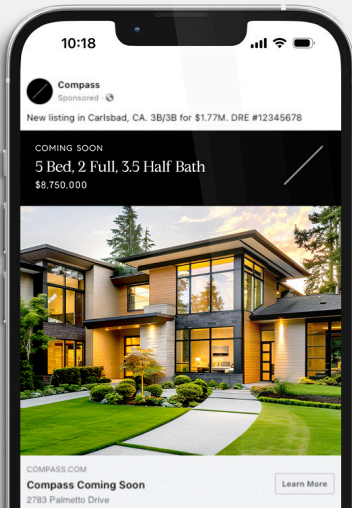
- Direct Outreach to Compass Agents and Serious Buyers
- Internal Sales Meeting Promotion
- Listing Appears in a Private Collection to Compass Agents & Buyers
- Top Ranking on Compass.com Search for Compass Agents



2 Compass Coming Soon

Broaden reach on Compass.com without accumulating days on market & price drop history.

- Facebook and Instagram Promoted Campaign
- Consumer Searchable on Compass.com
- For Sale Sign and Open House Event
- Print and Digital Marketing for Consumers and Non-Compass Agents
- Listing Appears as a Private and Public Collection
- Top Ranking on Compass.com Consumer Search

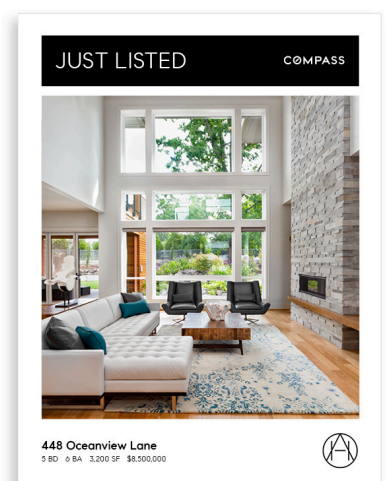


3 Go Live On All Platforms

Launch your listing to the widest audience, now we will accrue days on market & price drop history.

- Viewable on MLS and Third-Party Listing Sites
- Full Marketing Plan Launch

*For every Compass listing that implements 3-Phased Marketing, Compass will run a Facebook & Instagram ad to build interest for your property. This will also provide more insights into your strategy before going live in the MLS.



So where's your OFFICE?

Wolfeboro already has enough offices.
What it doesn't have? Someone who actually
picks up the phone. My nearest 'formal office'
is in Portsmouth. My actual office is anywhere
you want to tour... preferably on the lake.

Margot is a active member of the Makers Mill in
Wolfeboro. Should we need a table, we can meet here...



23 BAY STREET, WOLFEBORO, NH 03894



DIFFERED
MAINTENANCE
AND/OR
IMPROVEMENTS

BEDROOM COUNT
VS SEPTIC SYSTEM SIZE

THE LOCATION,
AREA OR
NEIGHBORHOOD



WHAT DETERMINES
Property Value?

*Not the same as assessed value

AMOUNT OF LAND
INCLUDED

CURRENT
STATE OF THE
MARKET



PROFESSIONAL
PHOTOGRAPHY WITH
DRONE AND FLOOR PLANS

HIGH-END PRINTED AND
FLIPBOOK BROCHURES

PROFESSIONAL STAGING
CONSULT FREE OF CHARGE

ADVANTAGES OF MY *Representation*

EXTENSIVE COMPASS
REFERRAL NETWORK

LOCAL CONTACTS AND
VENDORS CURRATED OVER
A LIFETIME



Margot is there for you what ever you need. She takes charge and makes everything happen. You can depend on her and she cares about you to have a great buying or selling experience.



-HILDE TALBOT

"There's no one who knows Lakes Region real estate and is as dedicated to his or her clients as Margot. She's gone above and beyond to help our family and we are forever grateful."



-NATE JUTRAS

Margot is so fantastic! Having grown up here she knows everything about the Lakes Region. We have purchased two different homes with Margot and she has always gone above and beyond to make the transaction smooth and easy, giving great advice along the way and ensuring the process was as easy as possible. I would use Margot again and again!



-ALISSON BOROWSKI KOLODNER

I LOOK FORWARD TO WORKING WITH YOU

COMPASS
REAL ESTATE



Selling a home in New Hampshire is a significant decision that benefits from preparation, perspective, and local insight. I work closely with my clients to provide a structured, well-managed process, helping them evaluate opportunities thoughtfully and understand how each choice fits into the broader picture.

My goal is to support informed decision making at every stage, so you can move forward with clarity and confidence.

REALTOR® M: 603.828.4669
MARGOT.SKELLEY@COMPASS.COM

MY DIGITAL PRESENCE



@SKELLEYMARGOT



Compass is a licensed real estate broker in Massachusetts and Compass Real Estate is a licensed real estate brokerage firm in New Hampshire, Maine, and Vermont and each abides by Equal Housing Opportunity laws.

All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. Photos may be virtually staged or digitally enhanced and may not reflect actual property conditions.



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