



SUMMER 2026

# THE WELCOME MAT

CHARLESGATE

SUNSHINE, SHOWINGS & THINGS WORTH SAVORING



WIN THE PERFECT BOSTON SUMMER FRIDAY RED SOX TICKETS FOR 2 · J.P. LICKS GIFT CARD ONE WINNER · AUG 1 · [HAPPILYEVERHOUSING.COM/GIVEAWAY](http://HAPPILYEVERHOUSING.COM/GIVEAWAY)

## HOMEGROWN AND HAPPENIN'

- Boston Harborfest – July 1–4 @ Boston Waterfront: Free concerts, tall ships, fireworks, and the kind of weekend that makes you glad you live here.
- Outdoor Movies @ Hatch Shell – July–August, Esplanade: Free films under the stars on the Charles. Bring a blanket, arrive early.
- Dedham Summer Music Nights – Fridays @ Dedham Square: Local live music, zero cover charge. A good reason to walk to dinner.
- Night Shift Brewing Beer Garden – Ongoing, Everett: Food trucks, cold pints, picnic tables. Always a good crowd.
- Salem Farmers Market – Thursdays, Derby Square, Salem: Worth the drive for a summer afternoon.
- Blue Hills Reservation – All summer, Canton/Milton: Quiet trails on weekday mornings. The views are worth the climb.

THIS SEASON'S GIVEAWAY ✨



## HOME SWEET HACKS

FLIP YOUR CEILING FAN. YES, NOW.

In summer, your ceiling fan should spin counterclockwise; it pushes air straight down and creates a real breeze. The switch is a small toggle on the motor housing. Flip it, run it on medium, lean on the AC less. Thirty seconds. Real savings.



## HOT REAL ESTATE TEA

Mid-July is quietly one of the best buyer windows of the year. Listings that didn't move in June start seeing price cuts, competition softens, and sellers get flexible. Rates are cooperating too: the 30-year fixed averaged 6.49% in late June (Freddie Mac). And homes in Middlesex County are taking about a week longer to sell than they did a year ago, which means more room to negotiate.

## THE KEYNOTE

Spring was a sprint. I spent it helping buyers and sellers close across Dedham, Quincy, and the western suburbs; a few deals moved fast, a couple needed patience, and all of them ended with keys in hand. Now that summer is here, I'm watching inventory closely, because it's shifting in ways that matter. Whatever your next move is, I want you positioned well.

## BRIANA'S FAVES & RAVES

**Cape Cod Rail Trail** – Lower Cape: 9/10 – Bike Brewster to the bay, stop for ice cream on the way back. Perfect summer half-day.

**Glowbar** – Chestnut Hill & Back Bay: 9/10 – Post-beach skin reset. Use code **HAPPILYEVERGLOW** at checkout (**first-time**)

**Ron's Ice Cream + Bowling** – South Shore: 9/10 – Works for dates, kids, or a long week that just needs something fun.

## GRILLED CORN SALAD

The summer side dish that quietly becomes the whole meal.

### YOU'LL NEED

4 ears corn · ½ cup cotija or feta, crumbled · ¼ cup red onion, diced fine · 1 avocado, chopped · juice of 1 lime · 2 tbsp olive oil · fresh cilantro · chili flakes · salt

### HERE'S WHAT YOU DO

Grill corn directly on the flame or a hot grill pan until charred in spots, about 10 minutes. Let cool, then cut kernels off the cob. Toss with everything else. Taste and adjust the salt and lime.

Serves 4. Doubles easily for a cookout.

\* Best made the day of, eaten outside.

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**BRIANA BROOKINS**

