

# BLUETEAM

NEW WAVE IN REAL ESTATE

## SEPTEMBER 2020



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A Word From Cindy,

With August coming to an end, and the summer coming to a close, we can all start looking forward to cooler weather, the wonderful fall scents, and the holiday season! I hope everyone is prepared for

all things to come in these next few months!

If you're rebuilding in the Paradise/Magalia area and still have yet to come up with a building plan, give us a call! We have a rebuilding plan that you would love to hear about! Just give us a call!

Sincerely,

Cindy Haskett



# Monthly & Annual Market Report

## Monthly Market Report Chico, Paradise, Magalia and Oroville

### BLUETEAM Market Snapshot: August 31st, 2020

Single Family Residences (Home, MHL, Condo) Excluding Multi-Family									Monthly	
Active/ Pending	Total Current Listings	Under \$100K	\$100K- \$200K	\$200K- \$300K	\$300K- \$400K	\$400K- \$500K	\$500K- \$600K	\$600K+	Expired This Month	Sold This Month
<b>Chico</b>	<b>133</b>	<b>0</b>	<b>7</b>	<b>13</b>	<b>23</b>	<b>33</b>	<b>18</b>	<b>39</b>	<b>2</b>	<b>128</b>
<b>Pending</b>	<b>195</b>	<b>0</b>	<b>4</b>	<b>14</b>	<b>56</b>	<b>60</b>	<b>29</b>	<b>32</b>		
<b>% Ratio</b>	<b>59%</b>	<b>0%</b>	<b>36%</b>	<b>52%</b>	<b>71%</b>	<b>65%</b>	<b>62%</b>	<b>45%</b>		
<b>Paradise</b>	<b>23</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>8</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>0</b>	<b>14</b>
<b>Pending</b>	<b>13</b>	<b>0</b>	<b>1</b>	<b>5</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>0</b>		
<b>% Ratio</b>	<b>36%</b>	<b>0%</b>	<b>50%</b>	<b>63%</b>	<b>11%</b>	<b>50%</b>	<b>50%</b>	<b>0%</b>		
<b>Magalia</b>	<b>20</b>	<b>1</b>	<b>3</b>	<b>5</b>	<b>3</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>11</b>
<b>Pending</b>	<b>25</b>	<b>3</b>	<b>4</b>	<b>8</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>% Ratio</b>	<b>56%</b>	<b>75%</b>	<b>57%</b>	<b>62%</b>	<b>77%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>		
<b>Oroville</b>	<b>76</b>	<b>1</b>	<b>11</b>	<b>20</b>	<b>16</b>	<b>15</b>	<b>5</b>	<b>8</b>	<b>2</b>	<b>51</b>
<b>Pending</b>	<b>101</b>	<b>3</b>	<b>17</b>	<b>40</b>	<b>28</b>	<b>5</b>	<b>5</b>	<b>3</b>		
<b>% Ratio</b>	<b>57%</b>	<b>75%</b>	<b>61%</b>	<b>67%</b>	<b>64%</b>	<b>25%</b>	<b>50%</b>	<b>27%</b>		

# AUGUST 2020 CALIFORNIA HOUSING SENTIMENT INDEX

n=1,000

Legend:

% change from last month

Aug. 2020 **Yes** **No**

## Housing Sentiment

**76**

**+4**  
**from last month**



Is it a good time to buy a home?

+2% more say yes

**33%** **67%**



Is it a good time to sell a home?

+10% more say yes

**54%** **46%**



Will it be easier to find a home over the next 12 months?

+3% more say yes

**44%** **56%**



Do you plan to purchase a home in the next 12 months?

no change

**7%** **93%**



Will home prices rise in the next 12 months?

+4% more say yes

**44%** **56%**



Will overall economic conditions improve in California in the next 12 months?

+3% more say no

**30%** **70%**



Will interest rates fall in the next 12 months?

+2% more say no

**54%** **46%**



CALIFORNIA  
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Aug. 2020 Market Conditions Poll  
[car.org/marketdata](http://car.org/marketdata)



Each month C.A.R. surveys 1,000 California consumers regarding their sentiments about various aspects of the housing market or the economy that directly impact housing to create a California Housing Sentiment Index. The results of the individual indicators are combined into an equally-weighted diffusion index (where anything over 100 represents a net positive sentiment across the indicators, and anything below 100 represents a net negative sentiment).

## MEET A LOCAL REALTOR SHANNAN TURNER

Shannan Turner is a Real Estate Professional with 20 years experience in the industry. She is honored to have trained under the best in the business. Shannan is well known for her great customer service, consistent communication and strong attention to detail. When buying or selling your home, protection is a must and Shannan prides herself on doing just that with integrity and enthusiasm.

Shannan is well liked in her community of Paradise California where she has lived her whole life. She is happily married to her high school sweet heart Joe and they share 2 beautiful children together.

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### *Butter Milk Fried Chicken—A Kitchen Advisor*



#### Directions:

Place chicken pieces in a large bowl. Add salt, black pepper, paprika, cayenne, white pepper and herbs (oregano, thyme, sage, & rosemary,) Mix well & combine with buttermilk. Marinate for 4-6 hours.

Make seasoned flour by mixing flour, salt paprika, cayenne, white pepper, garlic powder, & onion powder. Dredge chicken in the flour mixture, so it will be nicely covered all over.

#### Ingredients

5lb Chicken	For the Seasoned Flour:
1 tsp salt	2 cups flour
1 tsp black pepper	1 tsp salt
1 tsp paprika	1/2 tsp paprika
1/4 tsp cayenne	1/4 tsp cayenne
1/2 tsp white pepper	1/2 tsp white pepper
1 stp each herb (oregano, thyme, rosemary, sage)	1/2 tsp onion powder
2 cups buttermilk	2 1/2 qt vegetable oil for frying

In a deep skillet or stainless steel casserole, heat 1 inch of oil to 300 degrees Fahrenheit. Set a rack over a baking sheet, line with paper towels. Fry the chicken in batches, turning once, until golden ( 15-18 minutes approx.) Transfer chicken to paper-lined rack and let stand for 5 minutes before serving.

This recipe can be found on <https://www.foodista.com/>



organic privacy screen while trimming your mowing time.

How to use tall grasses in your landscaping:

- Group along a fence line.
- Group into geometric patterns in your yard for a clean look.
- Go more random for a more natural look.

The most maintenance you'll do with these is cut them back in late fall. They dry up in the fall, which sends some of those glorious long leaves flying across your yard. But they can be used as (free!) mulch or ignored. They'll do no harm.

### ***#5 Create Pathways to Reduce High-Maintenance Grass***

Like the rocks above, pavers (sometimes called "steppers") are decorative stones used to create pathways that need little or no care.

"A stepper in a natural shape looks really great in a lot of contexts," Landis says. Traditional house styles like bungalows, colonials, and Victorians tend to go well with more natural pavers, like flagstone.

If your house is more on the modern side, opt for some rectangular or square pavers.

### ***#6 Go For Fake Grass — No One Will Know (Seriously)***

Some purists might consider fake grass to be over the line, but the newer faux turf doesn't make your yard look like a putt-putt course, nor does it get so hot it burns your feet like the fake turf in your parents' day.

"It's great for somebody with no time on their hands," says Doug DeLuca, founder of Federal Stone and Brick in Sterling, Virginia. "It comes like a roll of carpet, you set a bed for it with gravel, then use sod staples to hold it down."

It doesn't need to be cut, watered or fertilized, and pets can't kill it.

## ***8 Simple and Easy Landscaping Ideas for People Who Hate Yard Work***

By Scott Sowers, HouseLogic By Realtors

The point of having your own yard is to enjoy it, not be a slave to it. These easy landscaping ideas will give you more time for outdoor leisure instead of mowing and weeding.

### ***#1 Use Rocks for Interesting Landscape Features***

Grass doesn't grow on rocks. Besides stating the obvious, what that really means is that they're the perfect, versatile tool for creating a low-maintenance outdoor space. Use them to create walkways, or group them together to form decorative outcroppings.

You can even lay out stones to be ornamental dry creek beds.

Small yards, especially in desert climates, can be completely rocked over, or you can use them as strategically placed accents.

And if you've got spots that are constantly wet, they're great for keeping mud (and mosquitoes!) under control because they'll help the water run off instead of collecting.

### ***#2 Add a Rain Garden if You've Got a Soggy Spot***

A rain garden is kind of a mini-wetland that reduces storm-water runoff. And done right, they're almost maintenance free because they require no mowing, no watering, and little weeding.

They make much prettier focal points than soggy grass, too.

Rain gardens are fairly easy to create, us-

ing gravel, sand, and native plants. The idea is to slow down rainwater so less of it goes into the sewer system, and more is used to nourish plant life.

### ***#3 DIY the Easiest Deck Ever***

Decks do require some maintenance, but you don't have to mow 'em every weekend, that's for sure. And a platform deck — no steps, no railings — is the easiest of all to build.

"There are lots of dense hardwoods like ipe and cedar, redwood, and composites that last a long time and are very low-maintenance," says Tomi Landis, president of Landis Garden Design in Washington, D.C.

While you're dreaming of your new deck, think about this: How you will use it?

"Will you be using it in the morning while having coffee?" Landis asks. "If so, it should be oriented to the east. If it's mainly for dining out in the evening and having cocktails, it should be facing west." But be sure shade is available in the hotter months.

### ***#4 Switch to Tall Grass That Never Needs Mowing***

Not all grass is created equal. Tall grasses, like switchgrass, bluestem, muhly, and fountaingrass, all grow fast and require very little TLC. Nor do they ever get mowed.

"Native grasses are a great solution to a lot of landscaping problems," Landis says. They soak up lots of water and provide an

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### **#7 Plant Your Own Mini Forest if You Get Lots of Rain**

Where there are trees there shall be no grass. But there will be shade, and that's a plus for picnicking and lawn-chair lounging.

"Trees can soak up a lot of rainwater," Landis says, and therefore, need a lot of water. Consider your local climate, as soaking up water can be good or bad. Do

you need to sop up excess water? Is the yard already too dry?

Keep in mind that native trees are less maintenance because they're adapted to your area.

### **#8 Use Objects to Add Color — Instead of Flowers**

Color is the secret to a stunning yard, but that doesn't mean you need to plant a garden full of labor-intensive dahlias.

It means choosing bright pots, benches, bird baths, Adirondack chairs — anything that just sits there and looks lovely while you pour the cocktails.

The options are as numerous as the Pinterest search results for "yard art" (which is somewhere between 5,000 and *infinity*).

And if you decide to pop some colorful flowers into your colorful pots, what could be better a better backdrop to your finally-realized cocktail party?

# Happy Labor Day

## From All Of Us Here At





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

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*Not rebuilding? Please share this with friends/family or neighbors who may be! We would love to save them time and money as well. P.S. Did we mention they are building a home for us?*



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