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REAL ESTATE

WELCOME HOME

NOVEMBER 2020

OCTOBER MONTHLY MARKET REPORT



OCTOBER
MONTHLY
MARKET
REPORT



This Month, we'll discuss:

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A Word From Cindy,

November is here, heralding the beginning of the holiday season, including Thanksgiving! Do you have something to be grateful for this year that you would like to share with us? Join us on Facebook and let us know!

Also, if you're still looking for that perfect, affordable building plan, give us a call. We have an option that you'll love to hear!

Sincerely,

Cindy Haskett



Market Snapshot as of: October 31, 2020

WELCOME HOME

Single Family Residences (Home, Manufactured on Land, Condo) Excluding Multi-Family									Monthly	
Active Listings/ Pending	Total Current Listings	Under \$100K	\$100K- \$200K	\$200K- \$300K	\$300K- \$400K	\$400K- \$500K	\$500K- \$600K	\$600K+	Expired This Month	Sold This Month
Chico Listings	281	0	8	21	75	70	54	53	6	120
Active	113	0	5	10	24	25	18	31		
Pending	168	0	3	11	51	45	36	22		
Not Sold	60%	0%	38%	52%	68%	64%	67%	42%		
Paradise Listings	39	0	2	9	11	8	4	5	1	11
Active	24	0	1	4	6	6	2	5		
Pending	15	0	1	5	5	2	2	0		
Not Sold	38%	0%	50%	56%	45%	25%	50%	0%		
Magalia Listings	46	2	9	16	10	3	3	3	3	14
Active	32	1	5	12	7	2	3	2		
Pending	14	1	4	4	3	1	0	1		
Not Sold	30%	50%	44%	25%	30%	33%	0%	33%		
Oroville Listings	210	3	38	78	54	16	12	9	4	53
Active	107	1	13	40	25	12	9	7		
Pending	103	2	25	38	29	4	3	2		
Not Sold	49%	67%	66%	49%	54%	25%	25%	22%		

OCTOBER 2020 CALIFORNIA HOUSING SENTIMENT INDEX

n=1,000

Legend:

Change in Percentage Points From Last Month

Oct. 2020 Yes No

Housing Sentiment



-5
from last month



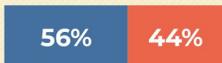
Is it a good time to buy a home?

+5 say no



Is it a good time to sell a home?

+2 say no



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

+2 say yes



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

+1 say no



Will home prices rise in the next 12 months?

+9 say no



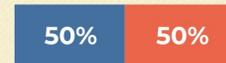
Will overall economic conditions improve in California in the next 12 months?

+3 say no



Will interest rates fall in the next 12 months?

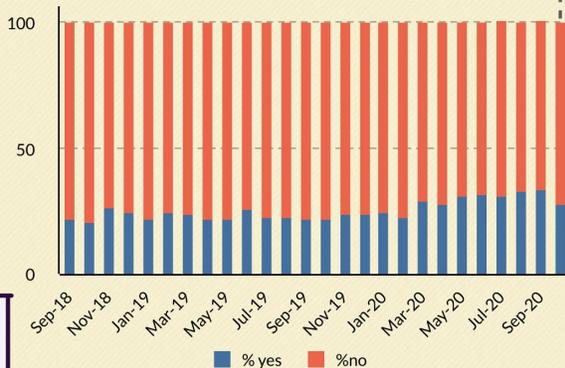
+2 say yes



Market Conditions Over Time

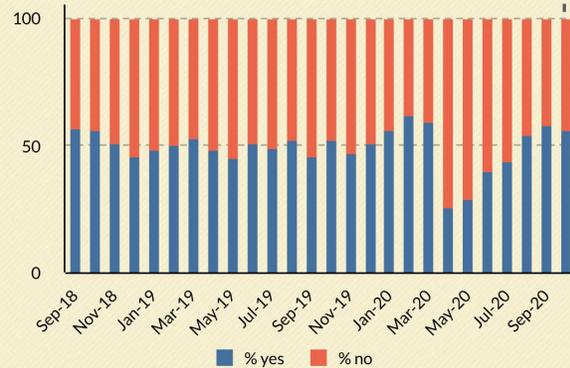
Do you think it's a good time to buy a home?

28% yes



Do you think it's a good time to sell a home?

56% yes



MEET A LOCAL REALTOR TESSA VASQUEZ

For the last 15 years, I have been building family and relationships in Butte County. Over the last 8 years I have established myself as a dedicated real estate professional and have helped many people realize their dreams. I am driven to providing my clients the utmost care and exceptional service to create a seamless transaction. My strong work ethic and ties in the community have afforded my clients the highest results. It is important to me to give back to the community, so I make sure a portion of your closing is donated to your favorite local charity. When selling your home, I will provide state of the art advertising, ensuring that your listing has maximum exposure in the real estate market. When buying your new home, I take the time to listen to your wants, needs and desires to find you the dream home you have been searching for.

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Ultimate Stuffed Roasted Turkey— *By Lady Catherine Gormet, Foodista.com*



Directions:

Prep: Preheat oven at 375 degrees:

Clean turkey with salt, then pat turkey dry and rub the turkey down with lemon wedge. Separate the turkey skin gently from turkey so that you can push the stuffing under the skin all around the turkey. Combine all ingredients in the turkey rub in a small dish with olive oil and set aside. Combine all ingredients of the stuffing in a food processor. Gently stuff this mixture under

Ingredients

12lb Turkey	
Juice of one lemon	3/4 cup seasoned
2 tbs dried oregano	breadcrumbs
1/2 tsp black pepper	1/4 cup grated romano
1/2 tsp paprika	cheese
1/4 cup olive oil	4 cloves garlic
Celery	2 tbs honey
Stuffing:	
1/2 Cup sun dried tomatoes	
1/2 Cup marinated artichoke	
hearts	
1 Jalapeno w/o seeds	

the skin of the turkey. Rub the olive oil mixture all over turkey skin, and place turkey into baking pan on about 4 stocks of celery for a turkey rack. Create a tent for the turkey using tin foil (do not press it on the turkey) and bake for 1 1/2 hour under tent. After that, remove the tent and lower the temp to 300. Cook to temp, and juices run clear.



name, there's no foil or any metal-type material in it. It's actually vinyl, which is heated and molded around fiberboard. If the cabinet is white and the price is waaaaay affordable compared with other cabinets, think twice. Cheaper thermofoil has three critical issues:

1. It's not heat resistant. If near a dishwasher or oven, it could delaminate.
2. It can warp and yellow with age, revealing its cheapness.
3. The "wood" underneath the thermofoil is also poor quality and won't hold up over time.

But just like with plastic laminate, science has made great strides, and now there are a host of new cabinets that are remaking thermofoil's reputation. "New European laminates have become all the rage for the clean-lined, flat-panel look," Polidor says. "It's budget-friendly and can look like wood or high gloss. It's not your grandmother's thermofoil."

And it doesn't come at grandma's prices, either. But still, **the new thermofoil is much more affordable than custom cabinets**, and still satisfies with its rich look and durability.

#4 High-Gloss Lacquered Cabinets

A nice shine can be eye-catching. And spendy. About 20 layers of lacquer go on a cabinet for the high-gloss look. Ding it or scratch it, and it's costly to repair.

"It's a multi-step process for repairing them," Polidor says. A better option for the same look is high-end thermofoil (see? We said there were good thermofoil options!).

Thermofoil has a finish that's fused to the cabinet and baked on for a more durable exterior. And it's way more budget-friendly, too. High-gloss can be in the thousands of dollars, whereas thermofoil can be in the hundreds or dollars.

#5 Flat Paint

Flat paint has that sophisticated, velvety, rich look we all love.

But keep it in the bedroom.

It's not KF (kitchen-friendly). Flat paint, also known as matte paint, has durability issues. It's unstable. Try to wipe off one splatter of chili sauce, and you've ruined the paint job.

About the only place to use flat

6 Kitchen Materials Savy Remodelers Never Use

By Stacy Freed, HouseLogic By Realtors

About to [remodel that old kitchen](#)? Unless you're cool with treating the hardest working room in your house like a museum exhibit, resist the temptation to buy the cheapest or shiniest materials available and go for durable options that can stand up to regular abuse.

Trust us: Although it may be tough to leave that raised, tempered glass bar top (ooh!) in the showroom, repairing its first (and second, and third) chip will get old. Very fast.

Picking the right materials is easy if you do your homework. "There are amazing products out there," says Jeffrey Holloway, a certified kitchen designer and owner of Holloway Home Improvement Center in Marmora, N.J.

"You're looking at price point, sanitation, how easy it is to clean the product, its durability and maintenance."

Keeping those all-important features in mind, here are some materials to *avoid* during your next [kitchen project](#).

#1 Plastic Laminate Counters

First off, there's plenty of [great laminate](#) out there. It's the *entry-level*, plastic laminate to stay away from, Holloway says.

These are the ones that look thin and dull, as opposed to richly textured. They scratch easily, and if the product underneath the laminate gets wet (say, from steam rising from your dishwasher), it can delaminate the countertop, which means the edges will chip pretty easily.

Also, one misplaced hot pan on the plastic will result in a melted disaster zone you'll remember forever.

But if you're watching your budget, plastic laminate at the next level up is a good

choice. "It's got good color consistency, and there are a lot of retro and trendy patterns available," says Dani Polidor, an interior designer and owner of Suite Artistry, and a REALTOR® in Pittsford, N.Y.

New laminate counter technology offers scratch resistance, textured surfaces, and patterns that mimic real wood and stone. "There are even self-repairing nanotechnologies embedded in some laminates," says Polidor, "and others have antimicrobial properties."

For an average 10-by-20-foot kitchen, the next-level-up laminate will cost about \$3,000, Polidor estimates, and those super cool technology options add another \$200 to \$300. For durability and longer life, the investment is well worth it.

#2 Inexpensive Sheet Vinyl Flooring

You spend all day stepping on your floor, so quality really matters. At the lower price point, about \$2.50 per square foot, the cheapest sheet vinyl floorings tend to be thin.

"If your vinyl floor is glued down and the underlayment gets delaminated, say, by water seeping from your dishwasher or refrigerator, you'll get bubbles in your floor," Holloway warns.

Compare that with luxury vinyl tile (LVT) that costs about \$5 per square foot.

It's still usually glued down, but it's a little more forgiving than its less classy cousin — and it can come in tiles, which you can grout so they mimic the look of higher-end stone, Polidor says.

#3 Some Laminated Cabinet Fronts

Holloway suggests **staying away from lower-end thermofoil cabinet fronts**. What is thermofoil? Contrary to its

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paint in your kitchen is on the ceiling (unless, of course, you have a reputation for blender or pressure-cooker accidents that reach to the ceiling, then we suggest takeout).

Instead, you want to use high-gloss or semi-gloss paint on your walls. They can stand up to multiple scrubbing before breaking down.

#6 Trendy Backsplash Materials

Tastes change. So avoid super trendy colors and materials when it comes to permanently adhering something to your kitchen walls. Backsplashes come in glass, metal, iridescent, and high-relief decor tiles, which are undoubtedly fun and tempting. They can also be expensive, ranging from \$5 to \$220 a square foot, and difficult to install. And after all that work and expense, if (er . . . *when*) your tastes change in a few

years, it'll be mighty tough to justify a re-do.

Stick with a classic subway tile at \$2 to \$3 square foot. Or, even more budget friendly, choose an integrated backsplash that matches your countertop material. "If you want pops of color, do it with accessories," Polidor suggests.



Happy Thanksgiving!

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One of the many floor plans available