

WELCOME HOME

NOVEMBER MONTHLY MARKET REPORT



Safety Tips

1. Pick the features you use most. Treat them as heroes. They'll work for you best for you. Don't use anything you don't use.
2. Keep your trees away from the heat. They will present a fire hazard if they are not properly dried.
3. Make sure all your lights are tested and certified by UL, ETL, or IEC for safety. Don't use broken lights. Only use lights that are suitable for outdoor use if you're decorating your tree.
4. Keep all flammables away from the tree, and keep all your sources of flames away from the tree (Candles, fireplace, heaters, etc.).
5. Turn your Christmas Tree lights off every evening when not used.
6. Don't burn your Christmas Tree in the fire place! Fires and oil used from candles can cause the tree to catch fire.

According to the NFPA, Fire Departments across the U.S. had responded to 160 home structure fires that began with Christmas Trees, causing 14 injuries and \$10.3 Million in property damage. 2 out of 5 home fires start in the living room.



**NOVEMBER
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We hope you enjoy our December edition of our monthly newsletter! If you received a physical copy, you can always share it with your friends from our website under blogs! Follow us on our Social Media pages to keep up with all the fun things happening in our office!

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Market Snapshot as of: November 30th, 2021

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	196	0	2	15	32	53	29	65	8	112
Active	72	0	2	2	10	18	11	29		
Pending	124	0	0	13	22	35	18	36		
Not Sold	37%	0%	0%	13%	31%	34%	38%	45%		
Paradise Listings	51	0	0	6	14	14	5	12	3	14
Active	30	0	0	2	7	10	3	8		
Pending	21	0	0	4	7	4	2	4		
Not Sold	59%	0%	0%	33%	50%	71%	60%	67%		
Magalia Listings	62	8	9	20	14	3	5	3	1	20
Active	30	3	3	7	6	3	5	3		
Pending	32	5	6	13	8	0	0	0		
Not Sold	48%	38%	33%	35%	43%	100%	100%	100%		
Oroville Listings	147	1	14	41	36	29	10	16	7	45
Active	88	0	5	23	17	22	9	12		
Pending	59	1	9	18	19	7	1	4		
Not Sold	60%	0%	36%	56%	47%	76%	90%	75%		



Christmas Tree Safety Tips

1. Pick the freshest tree you can find. Fresh trees are less likely to catch fire. Buy a base for your live tree and keep it filled with water to prevent it from drying out!
2. Keep your trees away from the heat! That will prevent it from prematurely drying out.
3. Make sure all your lights are tested and certified by UL, ETL/ITSNA for safety. Don't use broken lights (Side note: Only use lights that are suitable for outdoors when decorating your home.)
4. Keep all flammables away from the tree, and keep all your sources of flame away from the tree (ie: Candles, fire place, heaters, etc.)
5. Turn your Christmas Tree lights off every evening before bed time!
6. Don't burn your Christmas Tree in the fire place! Pines and soft wood trees contain turpentine oils that can contribute to creosote buildup, increasing the risk of a chimney fire.

According to the NFPA, Fire Departments across the U.S. had responded to 160 home structure fires that began with Christmas Trees, causing 14 injuries and \$10.3 Million in property damage. 2 out of 5 home fires start in the living room where the tree is. Follow these good practices , inform the family of what to watch for, and have a safe and wonderful Christmas!

Swedish Vanilla-Butter Cookies- *By Better Homes and Gardens* www.bhg.com



Ingredients

1 Recipe Pastry for Single Crust Pie	1/4-1/2 tsp ground clove
(1) 15 oz can pumpkin	3 eggs, lightly beaten
3/4 cup sugar	1 1/4 cup milk
1.25 tsp ground cinnamon	1 recipe Cranberry-Pecan caramel Topper (optional)
1 tsp ground ginger	1 Recipe Sweetened Whipped Cream (optional)
1/2 tsp salt	
1/4-1/2 tsp ground nutmeg	

Directions:

Cut vanilla bean in half lengthwise; using the tip of a knife, scrape the seeds from the bean halves into a small bowl; set half of the vanilla bean seeds aside for White Chocolate and Vanilla Drizzle.

In a medium bowl beat butter with an electric mixer on medium to high speed for 30 seconds. Add sugar, the remaining vanilla bean seeds, and the salt. Beat until combined, scraping sides of bowl occasionally. Beat in as much of the flour as you can with the mixer. Stir in any remaining flour. Divide dough in half.

Shape each dough half into an 8-inch roll (1 1/4 to 1 1/2 inches in diameter). Wrap each roll in plastic wrap or waxed paper. Chill about 2 hours or until dough is firm enough to slice.

Preheat oven to 375°F. Cut rolls into 1/4-inch slices. Place 2 inches apart on an ungreased cookie sheet.

Bake in the preheated oven for 6 to 8 minutes or until cookies just begin to brown on edges. Cool on cookie sheet for 1 minute. Transfer to a wire rack; cool completely.

Arrange cookies side by side on cookie sheets lined with waxed paper or parchment paper; drizzle cookies with White Chocolate and Vanilla Drizzle. Let stand until drizzle is set. If necessary, chill in the refrigerator about 10 minutes or until drizzle is set.

Old-Time Fudge- *By Better Homes and Gardens* www.bhg.com



Ingredients

2 cups sugar	1 teaspoon vanilla
3/4 cup milk	1/2 cup chopped nuts (optional)
2 ounces unsweetened chocolate, cut up	2 ounces white chocolate baking squares, melted
1 teaspoon light-colored corn syrup	Pecan pieces or desired nut pieces
2 tablespoons butter	

Directions:

Line a 9x5x3-inch loaf pan with foil, extending foil over edges of pan. Butter foil; set pan aside.

Butter the sides of a heavy 2-quart saucepan. In saucepan combine sugar, milk, chocolate, and corn syrup. Cook and stir over medium-high heat until mixture boils. Clip a candy thermometer to side of pan. Reduce heat to medium-low; continue boiling at a moderate, steady rate, stirring frequently, until thermometer registers 234 degrees F, soft-ball stage (20 to 25 minutes).

Remove saucepan from heat. Add butter and vanilla, but do not stir. Cool, without stirring, to 110 degrees F (about 55 minutes).

Remove thermometer from saucepan. Beat mixture vigorously

with a wooden spoon until fudge just begins to thicken. If desired, add nuts. Continue beating until the fudge becomes very thick and just starts to lose its gloss (about 10 minutes total).

Immediately spread fudge evenly in the prepared pan. While warm, score fudge, into 1- to 1-1/2-inch rounds or squares. For rounds, use round cutters.

When fudge is firm, use foil to lift it out of pan. Cut fudge into rounds or squares. If desired, drizzle pieces with melted white chocolate. Top with nut pieces dipped in additional melted white chocolate and cooled on parchment or waxed-paper lined baking sheet until set. Makes about 1-1/4 pounds (32 pieces).



National Pearl Harbor Remembrance Day: December 7th, 1941

We at BHG Welcome Home, love our Active Duty, Reservist and Military Veterans. We are in awe of the contributions made by these brave men and women. We also respect those family members at home and the sacrifices they've made waiting for their loved ones to return home.

Our Veterans Advantage Program is simple and offers a cash reward program at closing, when you Buy or Sell your home through one of our certified MRP-Military Relocation Specialists.

This is one of the many ways we want to say "Thank You".





4 Easy-Peasy Must Do's for Homeowners in December

December.

The year's coming to an end. Time to do four small tasks for a bright (and money-saving) new year.

#1 Clean Light Bulbs and Fixtures

Two great reasons to clean your light bulbs: You want as much light in your house as you can get as the days grow shorter, and, you'll save money.

Dirty bulbs apparently shed 30% less light than clean ones, according to the U.S. Department of Energy. Wipe bulbs with a cloth dampened by a mix of 1 oz. dish soap, ¼ cup white vinegar, and 3 cups of water. Get to it Dec. 1 so you're ready for the curtain fall on the shortest day of this year: Dec. 21.

#2 Evaluate Homeowner's Insurance

The holidays. You love them, but they do seem to eat up more cash than other times of year. Sure, you can scrounge around for change under your couch cushions, but that's not going to offset much.

Why not get a home insurance checkup? Call your agent to go over the type of coverage you have, how much you really need, and how you can lower your premiums before your next monthly installment.

#3 Pack a Home Emergency Kit

The last thing you want during the holidays is for an emergency to chill your family's cheer. Prepare for power

outages and weather-related emergencies with an easy-to-find emergency kit.

Some items to include are bottled water, a hand-crank radio, a flashlight, batteries, a portable charger for your phone, warm blankets and, of course, a first-aid kit to patch up any boo-boos. Singing carols 'round the flashlight may not be ideal, but it'll beat trying to celebrate in the dark.

#4 Buy Holiday Lights (After Dec. 25)

It's tough to think about next Christmas when you're still stuffed from a holiday dinner with all the trimmings. But think you must if you want to save on next year's holiday. From Dec. 26 through year's end, big-box stores try to clear the shelves of all that glitters.

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Call your local BHGRE Real Estate Agent For More Details!



10 Top DIY Value-Adding Home Improvements Post-Pandemic to Sell Houses Faster

Paige: Better Homes and Gardens Real Estate-Clean Slate

People live and work differently after quarantining, and savvy agents recognize these changes. Learning how to work with buyers to appeal to sellers post-pandemic helps agents sell houses faster and get more listings. Discover the top ten DIY value-adding home improvements for sellers to make before marketing their homes after COVID-19.

Clear Out and Clean Up

One person's treasures are another's clutter. Encourage sellers to remove unnecessary items, including personal ones such as photographs, religious ornaments, and toys for pets and kids. A little cleaning goes a long way because people spend more time at home post-pandemic and want everything tidy. Pay attention to details such as windows, door handles, and baseboards.

Just Add Paint

A coat of paint goes a long way to creating a modern feel in any room. If the house is painted in dated bright or dark colors, use a primer to tone them down before painting the walls. Select neutral and natural colors that appeal to modern buyers. Cleared rooms in calming hues enable potential buyers to imagine themselves living in the home – and encourage more offers on the property.

Focus on Kitchen and Bathroom

The kitchen is known as the heart of a home, and the bathroom is an oasis for rejuvenating escapes. Both rooms are typically examined closely by buyers, who want these spaces to be welcoming and functional. Sellers on a budget should improve the kitchen and bathroom to get the best possible offers on their property. Better Homes and Gardens® Real Estate affiliated agents have access to robust marketing tools to show off home improvements and drive more attention to properties for sale.

Look Underfoot

One of the first things people notice about a house is the flooring or carpets. First, refinish worn wood floors and replace broken tiles. Next, get the carpeting steam-cleaned or replaced, depending on the condition. If wood floors exist under old carpets, consider having them taken out and getting the floors refinished. Many modern buyers prefer floors post-pandemic to keep the environment cleaner without fabrics that trap dirt, dander, and germs.

Maximize Storage Spaces

During COVID-19, many people lived and worked at home. As a result, storage and organization became top priorities to stay on top of household and business duties. Ask sellers to keep storage areas half-filled to show off the space. Consider adding storage cabinets inside and benches outdoors to hold linens, pillows, and cushions.

Eliminate Outdated Features

When people spent most of their time at home, many started to update old fixtures that worked poorly. Look around for outdated features that made the house look old and poorly maintained, such as popcorn ceilings, worn-out hardware, and old-fashioned wallpaper.

Consider Curb Appeal

The exterior of a home is often what gets potential buyers interested to see what is inside. Sweep all pathways, trim the shrubs, and mow the lawn regularly to keep the outside looking well-maintained. Consider painting the door for a fresh look. Add landscape lighting to illuminate the property after dark. Plant colorful flowers and strategically place planters by the front entrance and property line.

Add Alluring Outdoor Spaces

With few places to go outside of the home, people rediscovered the joys of outdoor living during the pandemic. Stage outdoor areas to maximize their potential and encourage buyers to dream of adventures in their backyard. Add benches, potted plants, seating areas, and solar lighting to create an inviting vibe. Showcase outdoor features such as swimming pools, hot tubs, decks, porches, ponds, and gardens by adding images to listing descriptions.

Light Up the Place

Operational indoor and outdoor lighting are essential, especially since people stay home more often—swap large, outdated fixtures for modern, energy-efficient ones. In addition, many buyers today prefer recessed lighting for a streamlined look. Finally, ensure all lightbulbs are working correctly, and outdoor lights function optimally to illuminate driveways, pathways, and outdoor living spaces.

Check the Insulation

When people spent all the seasons at home, they quickly learned the value of insulation to keep a house cool in the summer and warm in the winter – without wasting energy and raising utility bills. Updating the insulation is a selling point for buyers seeking an efficient home to live and work post-pandemic comfortably.

Advising sellers to invest in one or more of these value-adding home improvements helps sell houses faster – and can even drive up the price of the home. In addition, savvy agents recognize opportunities post-pandemic to rebuild their businesses and start getting more referrals.



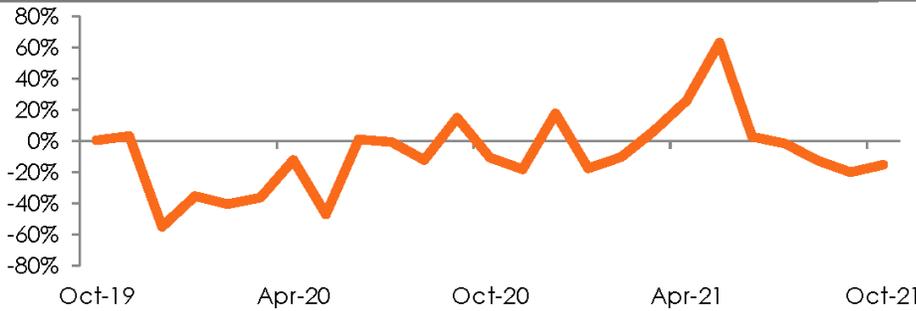
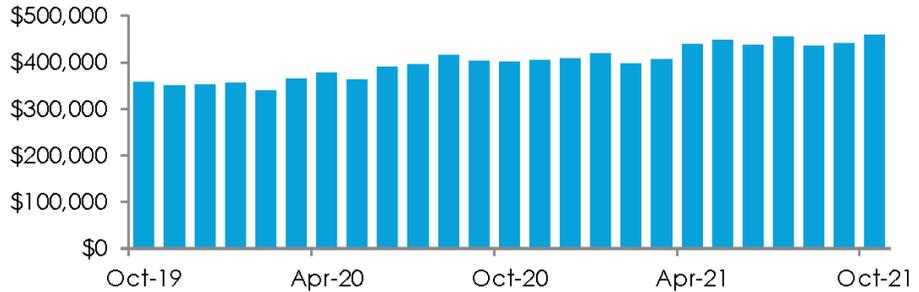
CALIFORNIA ASSOCIATION OF REALTORS® Research & Economics
Butte County Market Update

Trends At A Glance For: **October 2021**

Median Price
For SF Detached Homes

\$460,000

4.3% MTM
14.6% YTY



Home Sales
For SF Detached Homes

-15.1% YTY

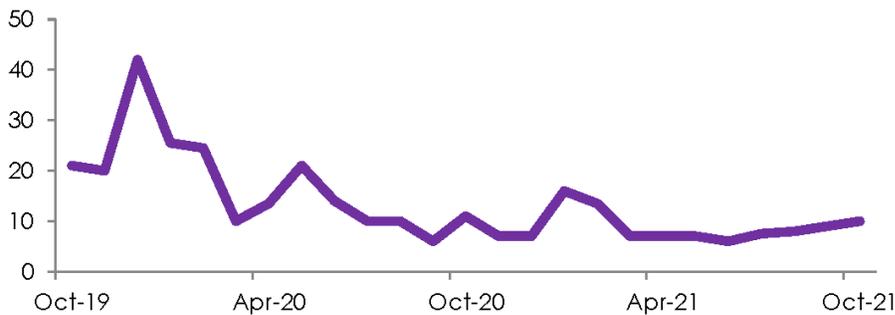
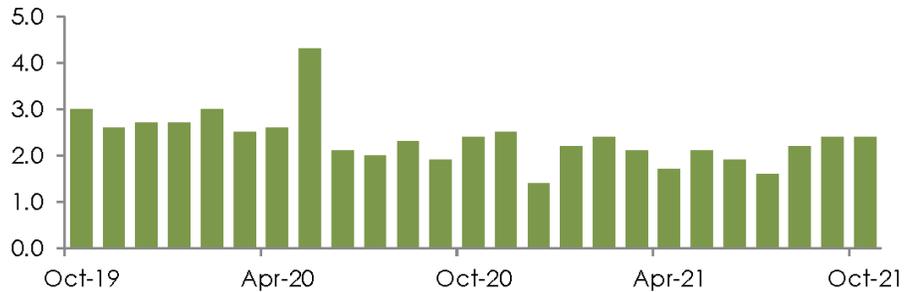
-5.1% MTM
-0.3% YTD



Unsold Inventory
For SF Detached Homes

2.4 Months

0.0% MTM
0.0% YTY



Median Time on Market
For SF Detached Homes

10 Days

11.1% MTM
-9.1% YTY





10 DIY Home Insulation Projects You Can Do In 15 Minutes

Leanne Potts: *Houselogic by Realtors*®

A little bit of DIY home insulation can protect you from a drafty house and a scary energy bill. You can lower your heating and cooling costs by as much as 20% if you plug all the places drafts are sneaking in.

Though most people ask a pro to do the big job of insulating walls and ceilings, here are some quick insulation tips you can do in 15 minutes or less.

#1 Get a Door Snake — the Simplest DIY Home Insulation Ever

Keep drafts from sneaking in with a door snake, an object you place along that crack under your door. A 1/8-inch gap can let in as much cold air as a 2.4-inch diameter hole in the exterior wall, so a door snake makes a difference.

A rolled-up blanket makes a great snake — or you can buy the real deal for less than \$20.

#2 Caulk Around the Dryer and Bathroom Vents

The hole in the wall where your dryer and bathroom vents exit the house leak air, too. Go outside and put silicon caulk on the outside edge of the vents, where it meets the wall.

You'll also keep bugs and other critters from sneaking in through the vent gaps.

#3 Hang Heavy Curtains

Hang curtains or shades made of thick material that will keep in your expensive, man-made heat during the winter and keep out room-baking sun in the summer.

Open the drapes during sunny winter days. The light lifts your mood and heats your home.

#4 Put Weather Stripping Around Doors and Windows

Gaps around doors and windows are a top source of heat loss.

Install weather stripping — a narrow piece of metal, vinyl, rubber, or foam — around them to stop conditioned air from escaping, and outdoor air from coming in.

#5 Install Window Insulation Film

Window film adds a layer of cold-blocking plastic that reduces heat loss by around 10%. It comes in sheets you cut to size, tape to the window glass, and then heat with a blow dryer to fit snugly and smoothly. It won't block natural light, so you can have your sunshine and your insulated window, too. You can also use this on sliding glass doors.

Make sure to clean your windows first, or the adhesive on the film may not stick.

#6 Add Foam Board to Patio Doors

Cut the heat loss from that glass door by installing rigid insulation board over any doors or portions of doors you don't use during the cold months. Cut the panel to fit the door, and slip it into the doorframe in the winter. Come spring, pop it back out.

#7 Put Insulation Sleeves on Water Heater Pipes

Keep pipes from losing heat (or worse, freezing and exploding one very cold day!), by wrapping them in a pipe sleeve. They're strips of fiberglass insulation that fit around the pipe. You can tape them to the pipe.

Bonus: You'll raise water temperature by two to four degrees, so you won't have to wait as long

for hot water.

#8 Wrap Your Water Heater in an Insulation Blanket

If your water heater is old or in an unheated area of your house, you'll cut your heating bill by as much as 16% with an insulation blanket. There are different types of insulation blankets for water heaters, but most are made of fiberglass or foil and cost less than \$50.

You'll need to wrap a gas heater differently than you do an electric one. For safety and access reasons, different elements of each type can't be covered. Read the instructions for your heater type carefully.

#9 Get a Fireplace Plug

Your fireplace and chimney can be a super highway for drafts, with one study showing an open fireplace increases heating bills by as much as 30%. A fireplace plug — an inflatable piece of urethane that you stick in the hearth when you're not using it that looks a lot like a square balloon — keeps cold air out and warm air in.

#10 Install an Attic Stairway Insulator

The door in your ceiling that leads to the attic is another source of money-sucking drafts. An attic stairway insulator (also called a stair cover) is a tent-like insert made of foam, aluminum-coated fabric, or fiberglass that you can strap or staple into the doorway.

Look for one with a zipper opening so you can crawl into the attic without pulling out the insulator.



HAPPY HOLIDAYS!
From Our Family to Yours,

**Better
Homes**
and Gardens.
REAL ESTATE

WELCOME HOME



The end of 2021 is here! All of us here at Better Homes and Gardens Real Estate-Welcome Home would love to hear how we helped you this year! Go to our Facebook page ([Facebook.com/bhgwelomehome](https://www.facebook.com/bhgwelomehome)) and leave a review! Don't forget to name the agent who helped you!!!