

**Better
Homes**
and Gardens.
REAL ESTATE

WELCOME HOME

SEPTEMBER 2022



MARKET REPORT



september 2022

September is here, and with that, the last few days of Summer! With fall just around the corner, we can all finally look forward to the reprieve from those warm summer days, and start planning for the upcoming Holiday Season! Remember to follow us for ideas from home decor, to holiday baking!

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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".

May you find Butte County as active or restful as you like!

MARKET REPORT AUGUST 31ST, 2022

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	273	0	5	11	48	76	42	91	3	82
Active	174	0	4	11	27	43	30	59		
Pending	99	0	1	0	21	33	12	32		
Not Sold	64%	0%	80%	100%	56%	57%	71%	65%		
Paradise Listings	109	0	0	4	21	46	23	15	2	21
Active	86	0	0	3	14	36	20	13		
Pending	23	0	0	1	7	10	3	2		
Not Sold	79%	0%	0%	75%	67%	78%	87%	87%		
Magalia Listings	66	2	12	22	12	12	4	2	1	16
Active	42	2	6	11	7	10	4	2		
Pending	24	0	6	11	5	2	0	0		
Not Sold	64%	0%	50%	50%	58%	83%	100%	100%		
Oroville Listings	228	1	29	58	68	39	17	16	13	44
Active	167	1	17	40	50	30	13	16		
Pending	61	0	12	18	18	9	4	0		
Not Sold	73%	100%	59%	69%	74%	77%	76%	100%		



home/hvac maintenance

10 steps that'll prolong your hvac's life

Douglas Trattner - Houlogic by REALTORS

Here's an easy, doable preventive maintenance checklist to keep your heating and cooling system in top shape.

It's a good idea to hire an HVAC company to inspect and do maintenance on your system every fall and spring. They'll do things like inspect and clean the wiring and mechanisms of the air conditioner and furnace, which are a bit more challenging for the average homeowner.

But you can prolong the life and increase the efficiency of your system if you follow this simple HVAC maintenance plan:

Some things you should do immediately; other tasks only need to be done seasonally or once a year.

10 Steps That'll Prolong Your HVAC's Life

1. Buy a better filter if you haven't already. The new high-efficiency pleated filters have an electrostatic charge that works like a magnet to grab the tiniest particles — even those that carry bacteria.
2. Replace the filter at least every

90 days. But check it monthly. If it looks dark and clogged, go ahead and change it. If you have pets, you'll probably need to change it monthly.

3. Make sure there's at least two feet of clearance around outdoor air-conditioning units and heat pumps.

4. Remove debris, such as leaves, pollen, and twigs weekly during spring, summer, and fall from top and sides of outdoor air-conditioning units and heat pumps. Don't allow the lawn mower to discharge grass clippings onto the unit.

5. Monthly, inspect insulation on refrigerant lines leading into the house. Replace lines if missing or damaged.

6. Make sure unit is level. Annually, ensure that outdoor air-conditioning units and heat pumps are on firm and level ground or pads.

7. Stave off clogs. Annually, pour a cup of bleach mixed with water down the air-conditioner condensate drain to prevent buildup of mold and algae, which can cause a clog.

8. Shut off the water supply to the furnace humidifier in summer. In fall (or when you anticipate turning on the heat), replace the humidifier wick

filter, set the humidistat to between 35% and 40% relative humidity, and turn on the water supply.

9. Never close more than 20% of a home's registers to avoid placing unnecessary strain on the HVAC system.

10. Replace the battery in your home's carbon monoxide detector annually.



are you looking for a professional? ask your local bhgre realtor!



home/landscaping

hedge and shrubbery ideas for private backyard spaces

The BHGRE Life - www.bhgre.com

Some people call hedges “living fences,” because both fences and hedges serve as privacy barriers. Hedges are certainly nicer to look at, and are quite easy to care for most of the time. Along with shrubs, they can provide the finishing touches on your backyard landscaping. The greenery is much more elegant than a fence, and it creates a more intimate space to enjoy with family and friends.

You can plant hedges to mark your property lines and line your driveway. Along with shrubs, they can highlight parts of your grounds, like a garden or patio. There are more benefits to hedges and shrubs, too. They can create sound barriers, wind barriers and reduce the amount of snow that comes onto your property.

Choosing the Right Trees for Hedges

Hedge trees can be divided into two main categories. Evergreens keep their color throughout the year, and they are excellent for providing privacy, as well as noise and snow reduction. Deciduous trees change colors and may have flowers, but they lose their leaves in the cold weather. Your choices will depend on the type of climate you live in.

If you want your hedge to be tall, the

Green Giant Arborvitae and American Arborvitae can both soar up to 60 feet high. The Green Giant can grow about 3 feet a year, while the American’s height increases more slowly. Both are hardy and easy to grow. The Nigra Arborvitae is not as tall, topping off at around 30 feet; the Emerald Arborvitae is the smallest of these two evergreen shrub hedges, at about 15 feet. Other evergreen trees that grow into nice, thick hedges include holly and boxwood.

Using Shrubs as Hedges

You can plant a row of shrubs in front of your evergreen trees for added interest, but shrubs can grow into hedges without the backdrop. There are many different varieties of hedge shrubs, and some produce lovely flowers that attract birds and butterflies. One of the most familiar is the Rose of Sharon, which flows beautifully when thriving. Another is the Golden Ticket Privet, which sports bright yellow leaves and white flowers.

North Privet is another fast-growing shrub. The Scarlet Firethorn has a split personality; it grows as an evergreen in warm climates, but as a deciduous shrub in colder ones. It has thorny branches, white flowers and orange berries. It can also grow up to 18 feet tall.

Planting Hedges and Shrubs

Using a measuring tape and stakes, mark out the planting area, taking care

to avoid utility lines. You can plant the trees or shrubs in a straight line, on a curve or however else you like. Know in advance how tall and wide your selected plants normally grow, and space out the potted shrubs accordingly.

If you plan for two rows, your hedge will be much thicker and more private. Dig out the holes, and lower in the shrubs. Water them well, and add some mulch. Faster growers will fill in more quickly.

Hedges and shrubs do not require a lot of maintenance, but you should be on the lookout for disease and pest infestations. You can keep them in shape with occasional pruning to remove dead growth. Many homeowners shear their hedges to give them formal appearances, while others prefer a more casual look. You can fertilize shrubs occasionally, but too much of this will increase growth and the need for trimming perhaps more than you anticipated.

Shrub Design Ideas

Shrubs can grow into living fences, but they can also add character and beauty to your yard. If you have a larger yard, you can create focus areas with seating and flowers. Highlight this with a few well-placed shrubs along the borders. Shrubs can also serve as backdrops for other focal points, like sheds and light posts, and they can highlight flowers and rock arrangements.

Not all shrubs are large, so you can place smaller ones along paths to outline them. If you like flowering varieties, pick a few colors that complement one another. These can also be coordinated with your hedges. Alternatively, you can plant larger green shrubs behind smaller, flowering ones for depth and contrast.

Many varieties of trees and shrubs change color throughout the year, and this should be kept in mind when planting. Imagine fiery orange and red leaves or white and purple flowers next to a dark green evergreen. With some dedicated thought and planning, you can design a backyard oasis that is private, relaxing and worth staying home for.



food/great summer meal! Pumpkin-Cinnamon Empanadas

Ingredients:

- 1 recipe Empanada Dough
- 1 15 ounce can pumpkin
- $\frac{2}{3}$ cup chopped piloncillo** or packed dark brown sugar
- 1 $\frac{1}{2}$ teaspoon ground cinnamon
- $\frac{1}{2}$ teaspoon kosher salt
- 1 egg
- 1 tablespoon water

Empanada Dough

- 1 cup milk
- $\frac{3}{4}$ cup rendered lard*
- 1 tablespoon unsalted butter
- 1 package active dry yeast
- 2 $\frac{1}{2}$ cup all-purpose flour
- $\frac{1}{2}$ teaspoon kosher salt

Typically savory and served as a snack or starter, empanadas get the sweet treatment in this healthy baked dessert recipe. Once you have the dough made, you'll need to gather just four ingredients for the fall-flavored filling. We bet you can guess one (and likely have it in your pantry already): yep, a can of pumpkin!

Source: Better Homes and Gardens

Directions:

Prepare Empanada Dough and let rise. Meanwhile, put the pumpkin, piloncillo, cinnamon, and salt in a saucepan over medium-low heat. Cover and cook, stirring every few minutes, until the sugar is completely melted. Uncover and simmer until the filling is very thick, about 15 minutes. Scrape the filling into a bowl and cool to room temperature. Prepare ribs as directed. Place a steamer insert in a 6-qt. electric or stove-top pressure cooker; add broth and, if desired, liquid smoke. Coat ribs with half of the sauce and place in cooker. Lock lid in place. Set electric cooker on high pressure to cook 30 minutes. For stove-top cooker, bring up to pressure over medium-high heat according to manufacturer's directions; reduce heat enough to maintain steady (but not excessive) pressure. Cook 30 minutes. Remove from heat. For electric and stove-top models, let stand to release pressure naturally, at least 15 minutes, or according to manufacturer's directions. If necessary, carefully open steam vent to release any remaining pressure. Open lid carefully. Continue as directed in Step 3.

Preheat oven to 425°F. Line baking sheets with parchment paper; set aside. Divide the dough into 24 pieces by rolling into a long thin log and cutting into equal portions. Shape into balls. On a lightly floured surface, roll one ball into a 4-inch circle. Prick with a fork. Brush the edge very lightly with egg wash*, then spoon 2 to 3 teaspoons of filling onto the center. Gently fold in half. Press the edges closed with a fork. Transfer to prepared baking sheet. Repeat with remaining dough and filling.

Prick each empanada once or twice with a fork. Bake until they begin to color, about 15 minutes. In a small bowl, whisk together egg and water. Remove from the oven, brush lightly with the egg wash. Return to the oven and bake until the empanadas are golden brown, about 1 to 3 minutes more.

Empanada Dough

Bring the milk to a simmer in a small saucepan over medium heat. Remove from heat and add the lard and butter. Let stand until melted and mixture is around 105°F to 115°F (about 10 minutes). Add the yeast; stir to dissolve. Let stand for 10 minutes or until foamy.

Mix 2 $\frac{1}{2}$ cups of the flour and salt together in a large bowl; make a well in the center. Pour the wet ingredients into the well. Using your hands or a wooden spoon, start pulling the flour into the wet ingredients until you've combined the wet and dry and made a ball of dough. Turn the dough out onto a lightly floured surface. Knead until smooth and elastic, about 5 minutes, kneading in remaining flour as needed. Place the dough into a buttered bowl, cover with a damp cloth, and let rise in a warm, draft-free place until doubled, about 30 minutes. Punch dough down.

August 2022 CALIFORNIA HOUSING SENTIMENT INDEX

n=1000

Legend:

Change in Percentage Points From Last Month

Aug. 2022 **Yes** **No**

Housing Sentiment

54

-5
from last month



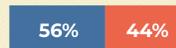
Is it a good time to buy a home?

+3 say yes



Is it a good time to sell a home?

+4 say no



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

+4 say yes



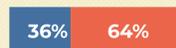
Do you plan to purchase a home in the next 12 months?

+0



Will home prices rise in the next 12 months?

+1 say yes



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

+12 say yes



Will interest rates fall in the next 12 months?

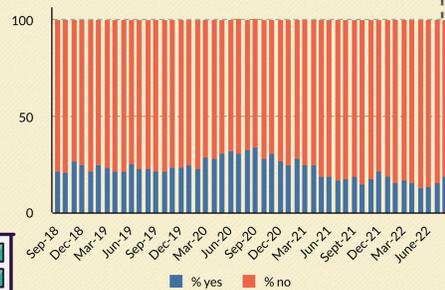
+6 say yes



Market Conditions Over Time

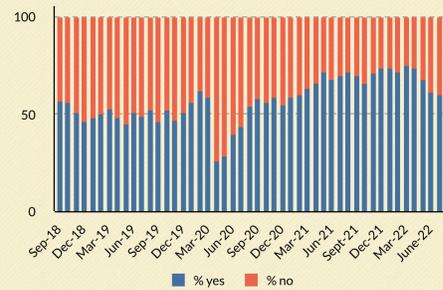
Do you think it's a good time to buy a home?

19% yes



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

56% yes



Each month C.A.R. surveys 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).

C.A.R. Market Conditions Poll



car.org/marketdata



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

USE OUR MOVING TRUCK FOR FREE!

If you buy or sell with us, you can use our moving van!*

We also lend our moving van out to:

- Community Organizations
- Non-Profits
- Charities
- Schools



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