

**Better
Homes**
and Gardens[®]

REAL ESTATE

WELCOME HOME

NOVEMBER 2022



november 2022

MARKET REPORT



november 2022

November is here, bringing with it the holidays!

october 2022 market report (3)

keeping your house clean with dogs while it's on the market (4)

Grout can be a real problem because it soaks up pet odors.

how to remove thanksgiving day stains from clothes and upholstery(5)

Enjoy dinner and tackle stains later with this helpful guide to removing common Thanksgiving Day stains.

sara's silky pumpkin pie(6)

Sweetened condensed milk is what gives this pumpkin pie its silken texture.

september butte county market update(7)



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!

Made exclusively for the clients of Better Homes and Gardens Real Estate - Welcome Home

MARKET REPORT OCTOBER 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 | 248 | 0 | 6 | 19 | 40 | 75 | 36 | 72 | 9 | 82 |
| Active | 158 | 0 | 5 | 8 | 25 | 43 | 24 | 53 | | |
| Pending | 90 | 0 | 1 | 11 | 15 | 32 | 12 | 19 | | |
| Not Sold | 64% | 0% | 83% | 42% | 63% | 57% | 67% | 74% | | |
| Paradise Listings | 124 | 0 | 0 | 7 | 31 | 50 | 18 | 18 | 4 | 25 |
| Active | 103 | 0 | 0 | 6 | 23 | 44 | 15 | 15 | | |
| Pending | 21 | 0 | 0 | 1 | 8 | 6 | 3 | 3 | | |
| Not Sold | 83% | 0% | 0% | 86% | 74% | 88% | 83% | 83% | | |
| Magalia Listings | 53 | 4 | 9 | 11 | 14 | 10 | 2 | 3 | 3 | 21 |
| Active | 40 | 1 | 5 | 7 | 14 | 9 | 1 | 3 | | |
| Pending | 13 | 3 | 4 | 4 | 0 | 1 | 1 | 0 | | |
| Not Sold | 75% | 25% | 56% | 64% | 100% | 90% | 50% | 100% | | |
| Oroville Listings | 209 | 1 | 24 | 67 | 58 | 27 | 12 | 20 | 4 | 38 |
| Active | 159 | 1 | 12 | 43 | 50 | 25 | 11 | 17 | | |
| Pending | 50 | 0 | 12 | 24 | 8 | 2 | 1 | 3 | | |
| Not Sold | 76% | 100% | 50% | 64% | 86% | 93% | 92% | 85% | | |



home/keeping clean

keeping your house clean with dogs while it's on the market
Leanne Potts - House Logic

Oof. Houses that smell or look like pets have lived in them are just harder to sell.

To avoid that happening to you, de-pet your house before putting it on the market — and keep it that way while you sell. Here's how.

#1 Steam Clean Everything Fabric

Job No. 1 is to take care of the soft surfaces in your house, says Melissa Maker, star of Clean My Space YouTube channel and owner of a Toronto cleaning service. "They hold odors and hair like nothing else."

This includes carpets, rugs, upholstered furniture, and even the drapes, she says. Pets rub against drapes, getting oils, odors, and fur on the fabric. Send curtains out for a professional cleaning.

#2 Groom Your Pet

Hire a pro to groom your pet before you list your house. You can do it yourself, but a pro can get more hair and dander off than you can — plus, all that gunk is better off in the groomer's drain than yours.

Brush your furry friend regularly (outside, preferably) while your house is on the market. Any hair you get off on a brush is hair that won't end up on your sofa or in your rugs.

#3 Clean Tile-Floor Grout

Tile resists dog stains, but grout is porous and sucks them up like a sponge. "I had a cat who had an accident on a tile floor, and the pee seeped into the grout," Maker says. Steam clean grout to lift old smells and stains. If your grout is really cruddy, hire a pro to chip out the old grout and put in new — or DIY it if you have the skills.

#4 Get an Air Purifier Tower

To you, it smells like home. But others may not find that smell so inviting after your HVAC has circulated the same hair and dander again and again (especially in hot and cold weather when the windows are closed).

Add an air purifier tower with a HEPA filter. It pulls hair and dander out of the air before they even reach your HVAC.

Most air ducts don't need cleaning, especially if you change filters regularly. But if dander and fur seem to be taking over, hire a duct-cleaning company before putting your home on the market.

#5 Use Enzymatic Cleaners

They're the special forces of odor busters. Enzymatic cleaners are made of beneficial bacteria that eat stains and odors. That means they're formulated to stamp out a specific type of stain, so a cleanser that targets urine won't be the same as one for vomit.

"They're cultivated for a specific mess," Maker says. Apply them liberally to stains regardless of how old they are, before listing your house.

#6 Get Rid of Scratch Marks

Pet toenails leave telltale marks on doors and walls. The material used will dictate how you treat the scratches. Paint over marks on walls and doors made of synthetic materials. But repair scratches on a wooden door with a wood-filler pen. For hardwood floors, rub out small scratches with steel wool or fine sandpaper followed by mineral spirits, wood filler, and polyurethane. If damage is major, refinishing the hardwood is a good investment; it has a stellar 100% ROI.

#7 Absorb Odors With Charcoal

Charcoal pulls moisture and odors out of the air. You can get inconspicuous little bags of it to hang in places your pets love most. Or, just strategically stash some charcoal briquettes around the house.

Just be sure to get the ones that aren't presoaked with lighter fluid.

#8 Spot Clean Furniture Daily

If you're like many pet owners, trying to keep your fur buddy off the couch completely isn't worth the effort. Instead, cover your freshly cleaned furniture with throws or pet covers, and wash them at least once a week. Vacuum rugs and carpets every day. If that seems like too much, remember that pet smells sink in fast.

For quick hair removal before a showing, wipe down the couch with rubber gloves. The hair comes right off.

#9 Get a Sniff Test

You've scrubbed everything, and you think your house smells like a pet has never set foot in the door and a litter box has never been part of the decor. Get a second opinion about whether the odors are really gone, Maker says. "You may be noseblind. Ask your agent to walk through and give you an honest opinion."



home/keeping clean

How to Remove Thanksgiving Day Stains from Clothes and Upholstery

By Danielle Smith Parker & Kaylei Fear
 BHG.com/Housekeeping

Pie, eaten. Plates, cleared. Thanks, given. It's time to survey the damage to your table linens. "They can get a workout on holidays," says cleaning pro and founder of Detroit Maid Danielle Smith Parker.

Whether you're in the kitchen preparing a feast, or you're lounging on the couch watching football enjoying a plate of appetizers, stains are inevitable on Thanksgiving. A holiday full of good times with friends and family and delicious food shouldn't lead to clothes or a favorite table cloth being ruined by a small stain.

Red wine, chocolate, candle wax, and gravy are all common holiday culprits. But don't fret just yet if one of them takes a tumble. The following Thanksgiving stains can be fixed with a little effort and on-hand ingredients. So feel free to gobble down all your favorite Thanksgiving foods—sweet potatoes, pumpkin pie, cranberry sauce, and more. This easy stain guide will keep you and your home stain-free.

1. Food Grease

Put dish soap on the stain and let it sit for 10 minutes before laundering with cold

water. Repeat if there are still traces of the stain. Remember: You should always confirm a stain is completely gone before using the dryer.

2. Pumpkin & Sweet Potato

Scrape off any excess with a dull knife and run the fabric inside out under cold water to flush out as much of the stain as possible. Pretreat with a laundry stain remover, then wash the fabric on hot.

3. Cranberry Sauce

Rinse the stain with cool water. Add 1 Tbsp. white vinegar and 1/2 tsp. liquid laundry detergent to 1-quart cool water. Blot the mixture on the stain with a clean cloth until the spot has disappeared.

4. Red Wine

Red wine stains can be tricky to get out. Saturate the area in white vinegar, then rub in liquid detergent. Next, run under hot water to lift the stain. Remember to have your water very hot, not just warm, for the optimal stain-removing power.

5. Candle Wax

Scrape off what you can with a dull knife, then use a hairdryer to melt the remaining wax. This will leave an oily residue you can dab away with a cotton ball soaked in rubbing alcohol. Launder the item as usual.

6. Chocolate

Remove any crumbs or hardened chocolate with a dry, clean toothbrush.

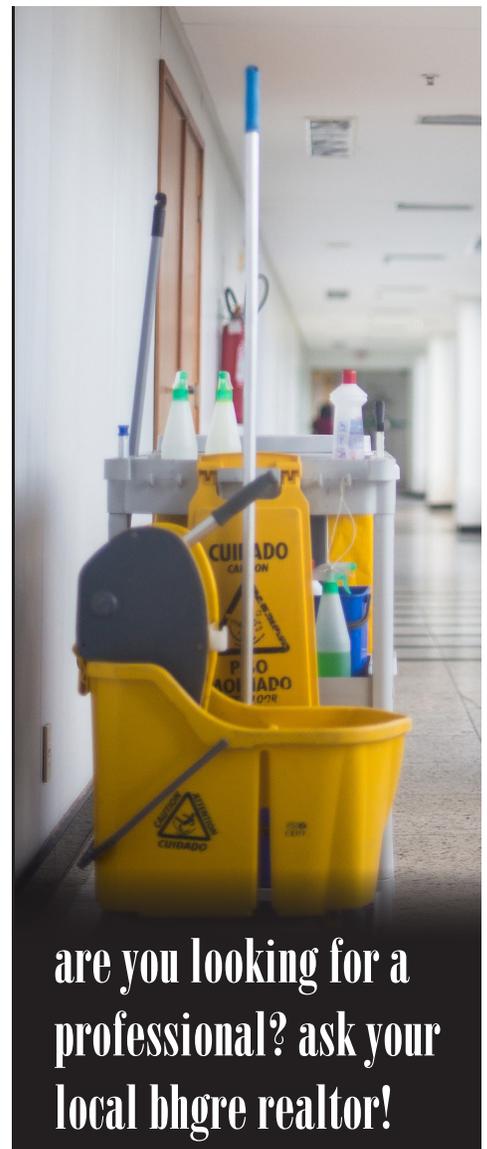
Add 1 tablespoon dish soap to 2 cups warm water and apply the mixture using a microfiber cloth, gently dabbing the stain. Do not rub, which can work the stain deeper into the fabric. Repeat a few times before soaking up the solution with a clean towel.

7. Gravy

Add 1/4 tsp. dishwashing liquid and 3 drops ammonia to 1/2 cup warm water. Using a clean cloth, press the solution into the stain; do not rub. If the spill is on wool or silk, use club soda instead of ammonia.

8. Lipstick

Pretreat with liquid laundry detergent, working it in with a toothbrush. Allow the detergent to sit for at least 15 minutes, then wash the fabric on hot. If necessary, repeat before drying.



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



food / perfect thanksgiving dessert!
sara's silky pumpkin pie

Sweetened condensed milk is what gives this pumpkin pie its silken texture. When mixing ingredients for the filling, mix just enough to combine thoroughly. If bubbles form, it is time to stop mixing.

Source: Better Homes and Gardens

3 large eggs
 ½ cup sugar
 1 14 ounce can sweetened condensed milk
 1 ½ cup cooked pumpkin puree or one 15-ounce can pumpkin
 3 tablespoon unsalted butter, melted and cooled

1 tablespoon all-purpose flour
 ½ teaspoon nutmeg
 ½ teaspoon ground cinnamon
 ½ teaspoon ground ginger
 ¼ teaspoon ground cloves
 Salt
 1 prebaked 9-inch pie shell

DIRECTIONS

Preheat oven to 325°F. In a large bowl, whisk together eggs, sugar, condensed milk, pumpkin, and better to thoroughly combine.

In a small bowl, mix together flour, nutmeg, cinnamon, ginger, cloves, and a pinch of salt; stir into pumpkin mixture.

Pour pumpkin filling into pie shell. lace filled pie tin on rimmed baking sheet. Bake for 50 to 60 minutes, until filling is set around edges and slightly loose in center. Cool on wire rack for 1 hour. Cover and refrigerated with 2 hours.

PUMPKIN PUREE

Cut one small pie pumpkin in half; scoop out seeds. Place pumpkin, cut side down, on a rimmed baking sheet. Bake at 400°F for 45 minutes to 1 hour, until soft. Scoop flesh from pumpkin into a bowl. Mash pumpkin with a potato masher.

BAKED PIE SHELL:

Preheat oven to 450° F. Prepare pastry as directed. Line chilled pastry with a double thickness of foil. Bake for 8 minutes. Remove foil. Bake for 6 to 8 minutes more or until golden. Cool on a wire rack.

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



**Ask your local BHGRE Welcome Home agent for more details!*



CALIFORNIA ASSOCIATION OF REALTORS® Research & Economics

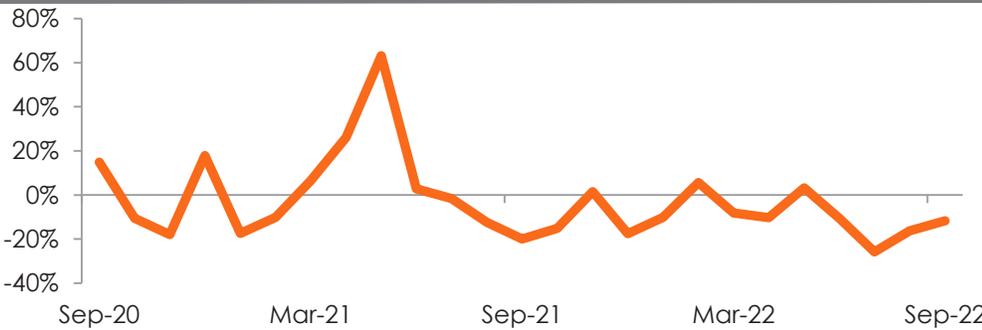
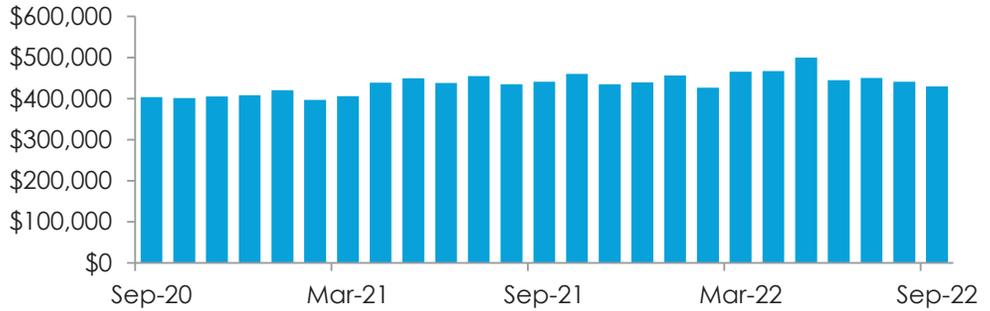
Butte County Market Update

Trends At A Glance For: **September 2022**

Median Price
For SF Detached Homes

\$429,780

-2.5% MTM
-2.5% YTY



Home Sales
For SF Detached Homes

-11.8% YTY

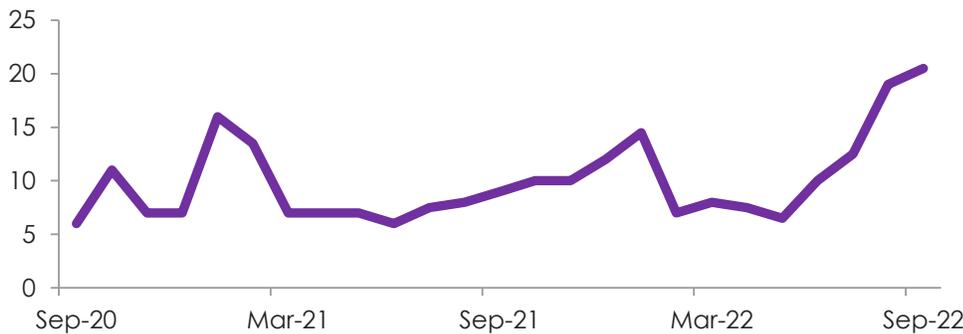
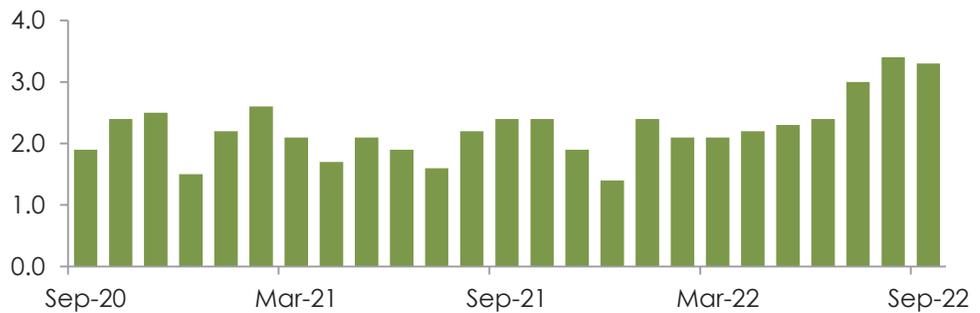
1.7% MTM
-10.2% YTD



Unsold Inventory
For SF Detached Homes

3.3 Months

-2.9% MTM
37.5% YTY



Median Time on Market
For SF Detached Homes

21 Days

7.9% MTM
127.8% YTY





THANK YOU VETERANS

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".



HAPPY THANKSGIVING

Our Offices will be closed on Thanksgiving Day! We will be back to normal operating hours 11/25/22!

From all of us here, we hope you and your family have a wonderful Thanksgiving!