

**Better  
Homes**  
and Gardens  
REAL ESTATE

WELCOME HOME

DECEMBER 2022



december 2022

# MARKET REPORT



## december 2022

December is here, along with the end of the year!

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### how to create art prints from the sun (4)

These sun-sational art prints are an easy way to memorialize a summer day

### no, a den isn't exactly the same thing as a living room or family room(5)

Dens have their own definitions and purposes, technically. Learn what to expect when you see a den mentioned in a property listing.

### sugar cookie christmas tree(6)

Decorating cookies is a must during the Christmas season. This sugar cookie recipe is a classic that can be passed down through generations.

### improving clay soil(7)

Don't let clay soil keep you from having a beautiful garden. There are many easy (and organic!) ways to amend heavy soil.



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 NOVEMBER 30<sup>TH</sup>, 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
<b>Chico Listings</b>	208	0	6	11	41	61	28	61	9	76
<b>Active</b>	148	0	6	5	23	49	19	46		
<b>Pending</b>	60	0	0	6	18	12	9	15		
<b>Not Sold</b>	71%	0%	100%	45%	56%	80%	68%	75%		
<b>Paradise Listings</b>	116	0	0	7	32	44	15	18	9	20
<b>Active</b>	91	0	0	3	24	35	13	16		
<b>Pending</b>	25	0	0	4	8	9	2	2		
<b>Not Sold</b>	78%	0%	0%	43%	75%	80%	87%	89%		
<b>Magalia Listings</b>	49	1	8	14	15	7	2	2	4	12
<b>Active</b>	37	1	3	11	12	6	2	2		
<b>Pending</b>	12	0	5	3	3	1	0	0		
<b>Not Sold</b>	76%	100%	38%	79%	80%	86%	100%	100%		
<b>Oroville Listings</b>	198	1	21	65	56	26	8	21	5	36
<b>Active</b>	155	0	13	51	42	24	8	17		
<b>Pending</b>	43	1	8	14	14	2	0	4		
<b>Not Sold</b>	78%	0%	62%	78%	75%	92%	100%	81%		



## home/diy home decor

how to create art prints from the sun  
by ella field - bhg.com

Somewhere between science and magic, cyanotypes are art prints that use the power of the sun to record graphic blue and white prints. Developed in 1842 by John Herschel, cyanotypes are an early form of photography that are made by placing objects on light-reactive paper.

The process is easy: Grab a cyanotype kit (which typically comes with sun-sensitive paper) and place objects on top of the paper in a decorative pattern. Once exposed to sunlight, the paper will change colors only where the sun hits it—leaving you with a monochromatic art print after you remove the objects on the paper.

Plants, shells, rocks, and pinecones are all good sun print candidates. Only the shadows cast by objects will appear, so opacity, size, and shape are key. So is timing: If the sun is directly overhead, shadows will be shorter and better capture the object's true outline. You can also experiment with light angles, exposure times, subjects, and compositions. The process—and the surprise shapes you'll find—is all part of the fun.

### How to Make Cyanotypes

Supplies Needed  
Cyanotype kit  
Natural objects  
Large piece of cardboard  
Piece of glass  
Step-by-Step Directions

With the right materials, you can make your own cyanotype prints in just a few

minutes. Follow these easy directions to make your own art prints from the sun.  
**Step 1: Prep Your Paper**  
You'll want to prep everything in a shady spot, or lay everything out indoors and take it to the backyard when you're ready to get started. As soon as the paper is exposed to sunlight, it will start to expose. Most kits also have a light-blocking bag you can keep the paper in until you're ready to get it out.

### Step 2: Arrange Your Design

Place cyanotype paper on a flat surface (like a piece of cardboard) and arrange your nature finds on top. If you can, top with a piece of glass or acrylic to flatten your work. The flatter your objects, the crisper the final image will be. Then, top the paper and objects with a piece of glass. Be sure to use glass that isn't UV-coated or the cyanotype won't develop. The glass should be larger than the paper to avoid any unwanted shadows. You can use clips or tape around the edges to keep everything in place while your print develops.

### Step 3: Develop the Print

Expose the layout to the sun until the paper looks bronze. This should take about 3-5 minutes on a sunny day. Then, develop your print in a tub of water according to the kit instructions. If you don't have water handy (or you want to complete several prints before doing this step), you can slip the exposed papers back in the light-blocking bag and then rinse them later. Lay flat to dry. Be sure to let the prints dry completely before framing them.



**Another great way to spruce up your house with art is to check out your local art centers! Weather you would like to try your hand at a new experience, or purchase from a local artist, many communities have art groups to check out!**



## home/home improvement ideas

### no, a den isn't exactly the same things as a living room or family room

by kristine gill - bhg.com

You might have a room in your home that you refer to as a den, but did you know the term has a formal, official meaning when it appears in real estate listings? Just as there's a technical difference between a family room and a living room, a den—formally speaking—has a distinct purpose in the home.

“A den is a second living space that can work as a family room or home office,” says Stayce Mayfield, a principal agent with Redfin.

Of course, there's a bit more to it than that, including where the room typically appears in a home's layout and what is required for it to officially be considered a den. With help from the experts, we'll explore everything you need to know about a den, whether you're considering a property with a den or wondering if you can highlight the presence of a den in your own home in your listing.

#### What Is a Den?

A den is a room typically used as a secondary living space or office. It is often a smaller, cozier room than the primary living space and can function as a library, home movie theater, or any number of

other recreation spaces. The name comes from bear dens, which provide shelter to hibernating bears in winter (hence the emphasis on coziness in many uses of a den). Dens are their own rooms, clearly delineated by walls—you won't often see dens as part of an open-concept floor plan.

The room itself must have both a window and heating and cooling to be considered a den, according to Mayfield, though technical or legal requirements may vary by locale. (Some people might even argue that the absence of a window makes the room cozier.)

“It's meant to be separate and sovereign from living and dining rooms and, traditionally, media rooms,” says Frances Katzen of Douglas Elliman. Unlike with bedrooms, there are no formal requirements for dens in New York City—the term is more descriptive than anything else, and dens (and most living spaces) aren't subject to the same kind of legal requirements that bedrooms are.

Minette Schwartz of Compass in Miami agrees that dens aren't typically formally defined in her region. In both of these areas, you won't necessarily see a den listed in the property layout or description in MLS, but photos and your tour of the home will show a sort of bonus room used by different owners for various things. Schwartz points out that dens offer a unique layout solution in homes.

“For new homes, dens are a way to minimize corridors or hallways,” she says. “So for the second floor, you would enter an open space with a lounge area or tv room and each bedroom would be connected—by door—to the den. Historically, you would climb stairs and enter a labyrinth of hallways to get to bedrooms [instead].”

#### How Do Dens Hurt or Help Property Listings?

Like any kind of bonus room, a den is added space that is certain to boost your home's resale potential. In some cases, a small den might not be a major bonus if it compromises space you might have otherwise enjoyed as part of the living or dining room, for example. But most homes with a layout that includes a den have plenty of room to spare.

“People will even look at it as an additional bedroom, pending the home layout,” Mayfield says.

To boost appeal, the room can be staged to show potential buyers how they might use the space.

“It can be staged as many things: family room with a comfortable couch or sofa, TV area, game room, play room for kids, office space, art studio, music room, etc.,” Mayfield says. “Anything your heart desires.”

Schwartz suggests a home gym or yoga studio as other potential uses for a den. In today's work-from-home age, presenting a den as a home office could be a major selling point.

“People want space to themselves and crave privacy, so a den offers another place for that—it offers a blank slate to compensate for lost function elsewhere in the home,” Katzen says.



## food/cookies for santa!

# SUGAR COOKIE CHRISTMAS TREE

*Decorating cookies is a must during the Christmas season. This sugar cookie recipe is a classic that can be passed down through generations.*

### DIRECTIONS

*In a large mixing bowl, beat butter and shortening with an electric mixer for 30 seconds. Add sugar, baking powder, and salt; beat until combined. Beat in egg, milk, and vanilla until combined.*

*Beat in as much of the flour as you can with the mixer. Stir in any remaining flour. Divide dough in half. Cover; chill dough about 1 hour or until easy to handle.*

*Preheat oven to 375°F. On a lightly floured surface, roll half of the dough at a time to 1/8- to 1/4-inch thickness. Using desired tree-shaped cookie cutters, cut out dough.*

*Place about 1 inch apart on ungreased cookie sheets. Bake for 7 to 9 minutes or until the edges are firm and bottoms are very lightly browned. Transfer to a wire racks and let cool. Frost with Royal Icing and decorate with sprinkles.*

*Stir together powdered sugar, meringue powder, and cream of tartar. Add the 1/4 cup warm water. Beat with an electric mixer on low speed until combined. Beat on high speed for 7 to 10 minutes until very stiff. Add the 1 to 2 table-spoons additional water, 1 teaspoon at a time, to make desired consistency.*

### COOKIE RECIPE

*1/2 cup butter, softened  
1/2 cup shortening  
3/4 cup sugar  
1 teaspoon baking powder  
1 egg  
1 tablespoon milk  
1 teaspoon vanilla  
2 cup all-purpose flour  
Dash salt*

### ROYAL ICING

*2 cup sifted powdered sugar  
4 teaspoon meringue powder  
1/4 teaspoon cream of tartar  
1/4 cup warm water  
1 tablespoon warm water*

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## *garden/caring for your yard* improving clay soil

by peggy anne montgomery- bhg.com

There is no doubt about it; working in heavy soil is a pain in the back. It sticks to your shoes (and your tools) and is sometimes considered even more challenging than gardening with sand. But for all the hard work, clay soil has its benefits. Namely, it can harbor life-giving plant nutrients and retain moisture better than other soil types. With some soil amendments, you can turn your sticky clay into the humus-rich, fertile goodness that your plants will thank you for.

### **Amending Clay Soil**

There is a notion that adding sand to heavy

clay soil with help lighten it, but that is a myth. In fact, 99 percent of the time it turns your ground into cement. Soil treated this way becomes so tough that worms can't live in it. Instead, reach for organic matter, such as compost, leaf mold, and well-rotted manure. Organic matter is the best way to amend clay soil: It lightens the soil texture, discourages compaction, adds nutrients, improves drainage and aeration, moderates soil temperature, and provides pore space, which is essential to plant growth.

Amending your soil takes some time and patience but rewards you many times over in the end. The first step should be to add as much organic matter as you can and mix it into your existing soil as deeply as possible. Before you start, have a soil test done so that you can incorporate lime, phosphorus, or whatever amendments are necessary while you are tilling in the organic matter. If you are creating a new

bed this will be much easier.

Start the process by using a tiller to loosen the existing soil (if it is a large area) or a spade (if it is a more manageable size). Spread about 2 inches of compost on top of the tilled soil and work that in. Repeat the process two more times. Remember to only work in your clay soil if it is relatively dry. Working or walking on wet clay soil seriously damages the structure you are trying to improve.

Working around existing plants will take more time and caution. Autumn is a great time to do this because the weather is generally drier than in the springtime and the cooler temperatures are more pleasant to work in. You can even make it an annual part of putting the garden to bed for winter..

Spread a few inches of compost over the ground between the plants and use a narrow spade to turn the compost into the soil. Repeat that at least one more time and plant to make that part of your regular routine. Always work in such a way that you are walking backward and not over your freshly turned soil.

Over time, regular applications of compost, manure, and other organic matter will improve the structure, tilth, and overall health of your soil.

One last word on gardening in clay soil: Choose plants that are naturally adapted to growing in clay. It is always better to work with what you have than to try and change it entirely. Happily, for those of us that garden with heavy clay soil, there is an abundance of beautiful plants to choose from.



### *More On Organic Matter*

- *Emulate how nature works. In wild areas, stems and leaves fall on the ground and rot, amending the soil from the top down. To follow nature's lead, mulch poor soils with organic matter such as leaves, hulls, or bark.*
- *Use what organic material is most available in your region. Whether it's leaves, pine needles, hulls, or seaweed, it's all useful for soil improvement. Don't believe the old myth that pine needles or oak leaves make soil acidic; it's not true.*

- *When using leaves for mulch and amendments, chop them with a lawn mower or chipper. Chopped leaves stay in place, are more weed-smothering, and break down more quickly.*
- *Apply top-down soil amendments in layers only 2 or 3 inches deep to allow rain to percolate through.*
- *Employ the power of roots to break up heavy soils and add organic matter. Plant marigolds, zinnias, or other annuals in new gardens, cutting them off at ground level at the end of the season. The roots rot in the soil, improving soil structure.*



Merry  
Christmas!

*From all of us here at Better Homes and  
Gardens Real Estate Welcome Home,  
We Wish You a Merry Christmas,  
and a Happy New Year!*