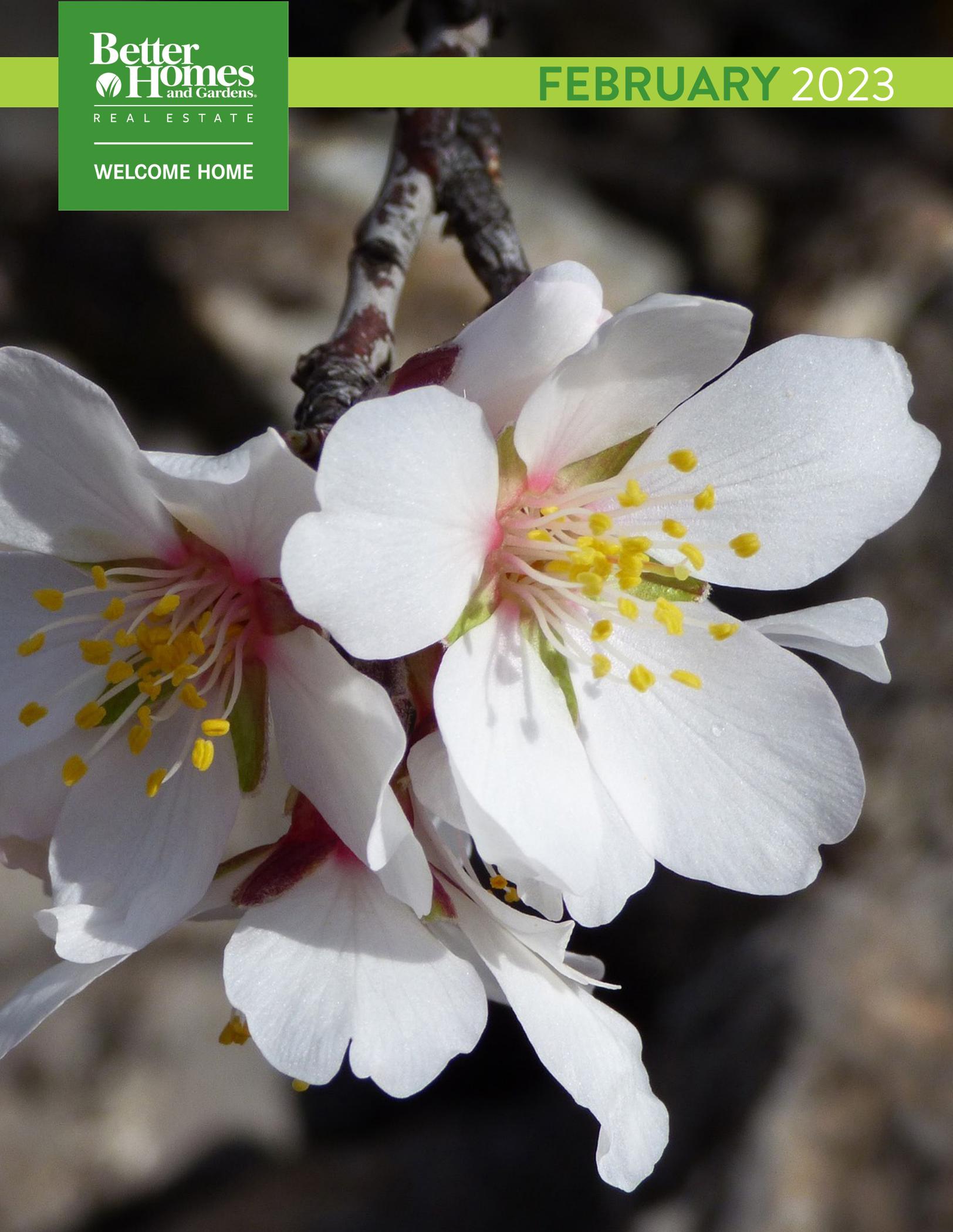


**Better  
Homes**  
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REAL ESTATE

WELCOME HOME

**FEBRUARY 2023**



february 2023

# MARKET REPORT



**Homeownership Has Its Benefits**

Improved educational performance, higher civic participation, lower crime rates, and greater health remain the biggest social benefits linked to homeownership. Take a look at how homeownership impacts these areas.

**HEALTH**  
Homeowners and their children tend to be happier and healthier than nonowners. One reason may be the wealth-building effect of homeownership and the sense of control it brings.

**CRIME**  
Research has confirmed homeowners have a lower instance of involvement in crime than nonowners.

february 2023

Welcome to 2023!

january 2023 market report (3)

choosing green furniture for your home (4)

Eco-friendly interior design choices - The BHGRE life

cultivating a pet-friendly yard(5)

It's beginning to look a lot like 2023, and with the new year comes a whole new design forecast.

strawberry shortcake(6)

Wonderfully sweet and light dessert!



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 JANUARY 31<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>	170	0	5	13	36	42	24	50	9	42
<b>Active</b>	111	0	5	10	17	21	19	39		
<b>Pending</b>	59	0	0	3	19	21	5	11		
<b>Not Sold</b>	65%	0%	100%	77%	47%	50%	79%	78%		
<b>Paradise Listings</b>	104	0	1	7	30	37	13	16	20	10
<b>Active</b>	72	0	1	5	14	26	12	14		
<b>Pending</b>	32	0	0	2	16	11	1	2		
<b>Not Sold</b>	69%	0%	100%	71%	47%	70%	92%	88%		
<b>Magalia Listings</b>	45	3	5	14	16	4	2	1	2	7
<b>Active</b>	33	3	2	11	12	3	2	0		
<b>Pending</b>	12	0	3	3	4	1	0	1		
<b>Not Sold</b>	73%	100%	40%	79%	75%	75%	100%	0%		
<b>Oroville Listings</b>	155	1	19	41	48	24	7	15	8	34
<b>Active</b>	112	1	12	27	33	20	6	13		
<b>Pending</b>	43	0	7	14	15	4	1	2		
<b>Not Sold</b>	72%	100%	63%	66%	69%	83%	86%	87%		



## home/diy home decor

choosing green furniture for your home  
by The BHGRE life - bhgre.com

Eco-friendly interior design choices, like selecting green furniture for the home, are increasingly popular. Buyers are choosing décor made from sustainable materials, vintage furnishings, or pieces utilizing environmentally friendly production methods. In fact, simply choosing a piece that is made locally or transported using high-efficiency practices can reduce the carbon footprint associated with that purchase. If you are interested in making more earth-friendly decorating choices, read on as we review some of the easiest and most affordable ways to find green furniture that you will love.

### Check for the Seal

When buying new green furniture, check if the piece you are considering has a Sustainable Furnishings Council (SFC) seal. Member manufacturers pledge to take significant steps to reduce and minimize their carbon footprint. Cradle to Cradle certification is another excellent tool for determining if a particular piece of furniture was made sustainably. The Spruce explains: “The certification covers factors such as eco-friendly materials, renewable energy use, water use, and impact on people and communities.” The certification applies to items made anywhere in the world and can be found on products from furniture to eco-friendly window treatments and flooring.

### Select Vintage or Secondhand Items

Martha Stewart Living is a big fan of buying “kinder” furniture when designing more eco-friendly rooms. Thrifting for secondhand finds, restoring family heirloom pieces, and shopping for vintage treasures are easy ways to add green furniture to your home. From Chesterfield

sofas to Knoll tables, you’ll love incorporating storied pieces that will instantly give your space a bespoke feeling while supporting your eco-friendly design goals. Plus, a unique secondhand find is an instant conversation starter when entertaining.

Interior designer Rebecca Hay agrees that for anyone searching for a green way forward, vintage or secondhand furniture has numerous benefits beyond having little to zero carbon footprint. Hay relates to My Domaine: “Older craftsman furniture has been made to last, and has a longer lifespan over new big-box store furniture that is sometimes not well-built, causing you to shop again and throw away yet another piece of furniture into a landfill, and the imperfections in the furniture add to its character and can tell an old story in a new space.”

### Choose Furniture Made from Renewable Resources

Green furniture is crafted from materials that are recycled, repurposed, or exhibit other eco-friendly qualities, including being made from renewable resources. The Spruce notes that “bamboo grows quickly and easily, so it’s a good choice for a renewable resource.” Furniture made from wicker and rattan are also appealing options, according to the Magazine, for anyone looking “for ways to reduce the use of plastics and manmade materials in the home.”

When choosing wood furniture, the experts tell The Spruce that shoppers should focus on “solid wood like walnut, teak, oak, or maple.” As opposed to particleboard or MDF, solid wood furniture will last longer and does not rely on chemical adhesives to stay together.

Also, look for natural fibers on upholstered furniture. Jute is a durable, natural fiber often seen

wrapping headboards and bed frames in rustic-chic bedrooms. Designer Niche Interiors explains to The Spruce that they are committed to sustainable design and focus on building “custom upholstered pieces made from natural latex foam wrapped in organic wool.” Furniture upholstered in linen can showcase a fabric that is biodegradable, versatile, and stylish. Organic linens in natural tones do not go through the bleaching processes common to pure white versions of the material and avoid the use of harmful dyes.

### Support Sustainable Manufacturing

If possible, before purchasing new furniture, investigate a company’s manufacturing practices. Do they support fair trade policies? Do they work to mitigate potential harm to the community or the environment where the piece is produced? Looking for a sustainable certification may help answer these questions, but not always.

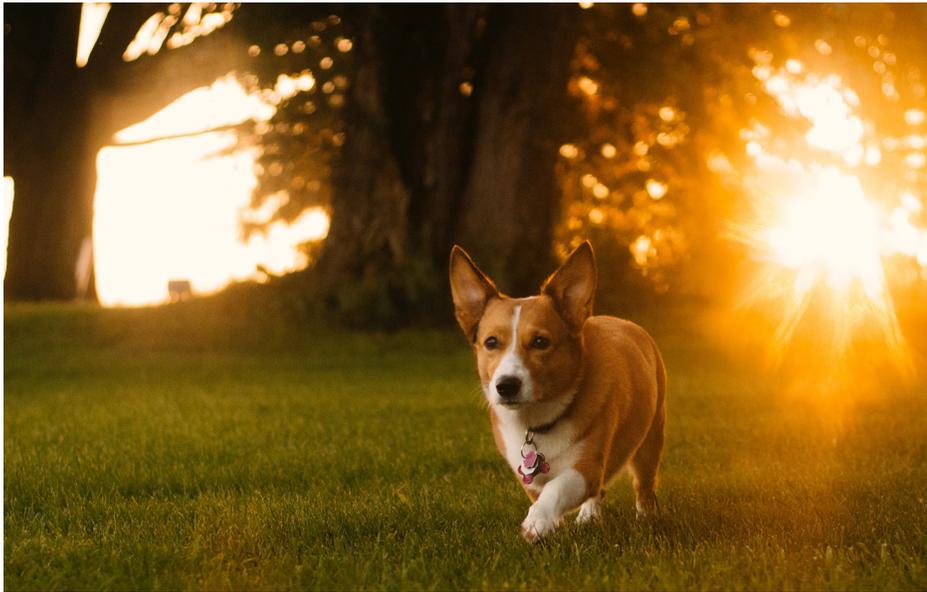
You’ll also want to focus on purchasing furniture that uses nontoxic stains, paint, or sealants; otherwise, you risk off-gassing as the new furnishings can release some unhealthy fumes into the air. As Niche Interiors tells The Spruce, they like “to avoid mass produced furniture upholstered with petroleum-based flame retardants,” opting instead for working with local artisans for handcrafted furniture that employ safe, organic elements.

### Buy Locally

One way to ensure that your furniture is greener is to thrift from nearby sellers or buy from area craftspeople who build furniture using locally sourced renewable materials. Of course, that isn’t always an option. If you are hoping to acquire a new item that needs to be shipped, check how the company transports its goods to your area. Review their website to see if the company makes efforts to reduce packaging or strives for other efficiencies.

### Rent the Trends

Generally speaking, designers will caution against decorating with the trends in mind. As the experts at My Domaine suggest, “focus on what you love—not what everyone else loves.” Following this mantra will help your space stand the test of time and reduce the waste that often comes with trying to keep up with the latest styles. However, if a trend has captured your imagination, there is a more sustainable way to test it in your home. Kimberly White, Head of Home Quality Standards & Design at Vacasa, tells The Spruce: “Renting furniture items is another trend that is in line with sustainable practices yet still allows consumers to enjoy the latest looks.”



## home/home improvement ideas cultivating a pet-friendly yard

by The BHGRE Life- bhgre.com

### Cultivating a Pet-Friendly Yard

The key is to create a pet-friendly yard, where dogs and cats can have their freedom without risk to their well-being or your property. Of course, you wouldn't want to leave them to their own devices for hours on end, but a well-thought-out plan will save you from having to be a "helicopter" pet owner.

### What Plants are Harmful to Pets?

Better Homes & Gardens provides a list of plants that are harmful to dogs, including azaleas, rhododendron, tulips, foxglove and lily of the valley. Some of these are also toxic to cats, and others include daffodils, amaryllis and ivy. Plants that have sharp objects like thorns or spines (think rosebushes or cacti) can also harm pets by wounding them. Those wounds can also become infected, which can cause very serious problems for furry friends.

When planning a pet-friendly yard, it is best to become familiar with all the potentially harmful plants in your yard. It is also wise to have a good look at your cat or dog when they come back inside. If they are drooling, vomiting, twitching, have a strange odor or are acting in an unusual way, a call to the ASPCA Animal Poison Control Center (888-426-4435) could be warranted.

### A Pet-Friendly Yard Master Plan

Continuing along the safety theme, it may be a good idea to install a fence if the pet will be outside on their own for any significant periods of time. Not only does it protect them from escaping into the street, it keeps unwanted predators from getting

in. This may not work for cats, who are known to be good climbers. In any case, make sure that your pet is always wearing a collar that includes their name and your contact information.

Your dog will appreciate having his or her own doghouse, which will provide shelter from the heat and rain, as well as a comfortable place to spend time. Otherwise, be sure that there is plenty of shade for them to rest under when they need to take a break. Dogs also like wide-open spaces, so be sure to leave them enough room to run around.

Dogs and cats both love to explore, so you might also consider creating a path for your pet to meander down. Smooth rocks, brick, concrete and flagstone are all easy on paws, but rocks or pebbles will make more of a mess. Mulch is another choice, but this can get dug up and kicked around.

### Safe Trees, Safe Plants

There are many safe trees that dogs like, such as crepe myrtle, red maple and – of course – dogwood. Pups also do well with Gerbera daisies, zinnia and petunias. Dog-friendly shrubs include rose of Sharon, forsythia, lilac and mock orange.

Cat owners will be happy to know that some of the best-known cat-safe plants are snapdragon, sunflower and bamboo. Herbs like basil, mint and dill are thought to benefit cat health, so go ahead and plant those, as well, along with some catnip. Again, if you are unsure about a plant or tree's toxicity to your pets, check with the ASPCA website.

### Think Like Your Pet

To create a truly pet-friendly yard, you have to think like a cat or a dog. They love to explore, dig, hunt and hide, and they tend to get into more trouble when they do not have any opportunities

for structured play. You might want to build a dog run if you have enough room; this can be done by enclosing part of the yard with a fence and lining the ground there with artificial turf. If you have a cat, Martha Stewart likes the Kittywalk outdoor cat run.

Cats need to scratch and stretch their claws, so you can install some vertical logs or scratching posts to save your trees. Kitties also love to perch in high-up places, so try building them a safe spot they can access easily that is no more than 8 feet from the ground. The landing area should be soft – avoid putting perches above concrete or asphalt.

Canines and felines will all appreciate a selection of well-chosen pet toys in the yard, too. They might also enjoy an obstacle course, tunnels to run through and other equipment that can turn your yard into a pet-friendly playground. Use your imagination!



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# food/cookies for santa!

## strawberry shortcake

*Mound juicy, ripe strawberries on top of tender shortcake*

*In a medium bowl stir together strawberries and the 2 table-  
spoons sugar. Cover and chill for at least 1 hour.*

*In another medium bowl stir together flour; the 1 tablespoon  
sugar, the baking powder, and baking soda. Using a pastry  
blender, cut in butter until the mixture resembles coarse crumbs.  
Combine egg and buttermilk; add to flour mixture all at once.  
Stir just until moistened. Drop the dough from a tablespoon into  
8 mounds on an ungreased baking sheet.*

*Bake in a 450 degree F oven for 7 to 8 minutes or until golden.  
Transfer the shortcakes to a wire rack; cool about 10 minutes.  
Meanwhile, if using topping mix, prepare according to package  
directions using fat-free milk.*

*To serve, cut shortcakes in half horizontally. Place bottom halves  
on plates. Top with strawberries and whipped topping. Replace  
top halves of shortcakes. Makes 8 servings.*

### Recipe

- 3 cup sliced fresh strawberries
- 2 tablespoon sugar
- 1 2/3 cup all-purpose flour\
- 1 tablespoon sugar
- 2 teaspoon baking powder
- 1/4 teaspoon baking soda
- 3 tablespoon butter or margarine
- 1 beaten egg
- 1/2 cup buttermilk
- 2 cup frozen light whipped dessert topping, thawed, or one  
1.3-ounce envelope whipped dessert topping mix

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Home agent for more details!*

# Homeownership Has Its Benefits

Improved educational performance, higher civic participation, lower crime rates, and greater health remain the biggest social benefits linked to homeownership. Take a look at how homeownership impacts these areas.



## HEALTH

Homeowners and their children tend to be happier and healthier than nonowners. One reason may be the wealth-building effect of homeownership and the sense of control it brings.



## EDUCATION

Homeowners tend to accrue more wealth and save more money – such financial practices are associated with lower rates of homeowners' children dropping out of school.

## CRIME

Research has confirmed homeowners have a lower instance of involvement in crime than nonowners.



## CIVIC ENGAGEMENT

Homeowners remain more likely to participate in local elections and civic groups than renters.



A decorative background featuring a bouquet of pink roses on the right side and several pink macarons scattered on the left side. The text is written in a red, cursive font.

*Happy  
Valentines  
Day!*

A single pink macaron with a heart-like shape, positioned to the left of the text.

*From All Of Us Here  
At Better Homes And  
Gardens Real Estate  
Welcome Home!*