

**Better
Homes**
and Gardens.
REAL ESTATE

WELCOME HOME

APRIL 2023



april 2023

MARKET REPORT



Happy Easter!
From all of us here at
Better Homes and Gardens Real
Estate Welcome Home!

april 2023

We're almost done with the first quarter of the year! Time feels as if it is passing by! We hope that you are on track with your goals in this year! If you feel behind on any of your real estate goals, give us a call!

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the most common spring cleaning mistake (plus 8 others) (4)

Don't open the windows. That spring breeze is no help at all.

what is a starter home(5)

You've heard the term, but do you know what a starter home really is, and what to look for in your hunt for one? We'll explain.

million dollar deviled eggs(6)

happy easter!



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

MARCH 31ST, 2023

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	182	0	2	19	25	52	28	56	2	57
Active	98	0	1	8	11	23	13	42		
Pending	84	0	1	11	14	29	15	14		
Not Sold	54%	0%	50%	42%	44%	44%	46%	75%		
Paradise Listings	86	0	1	8	19	31	15	12	4	20
Active	55	0	1	4	8	22	10	10		
Pending	31	0	0	4	11	9	5	2		
Not Sold	64%	0%	100%	50%	42%	71%	67%	83%		
Magalia Listings	46	2	9	21	10	3	1	0	2	11
Active	29	0	4	14	7	3	1	0		
Pending	17	2	5	7	3	0	0	0		
Not Sold	63%	0%	44%	67%	70%	100%	100%	0%		
Oroville Listings	164	0	23	49	52	20	7	13	7	39
Active	105	0	15	31	28	15	6	10		
Pending	59	0	8	18	24	5	1	3		
Not Sold	64%	0%	65%	63%	54%	75%	86%	77%		



home/spring cleaning the most common spring cleaning mistake (plus 8 others)

by Jamie Wiebe - houselogic by REALTORS®

Once there's even a glimmer of spring, you're ready to throw open your windows and let the breeze blow away the winter funk. Well, you might want to rethink that spring cleaning ritual this year.

If you're an allergy sufferer (and who isn't?), that's the last thing you want to do, says Dr. Neeta Ogden, a spokesperson for the American College of Allergy, Asthma and Immunology. "It will allow pollen to settle in your home."

If you really can't skip that spring breeze, avoid opening windows in the morning, when pollen counts are highest. They decrease late in the day and at night.

That's not the only common spring-cleaning mistake homeowners make. Here are eight more to avoid:

#1 Not Looking Up

You've worked up a sweat and everything's starting to sparkle, but then you realize your ceiling fan is coated in dust. Uh-oh. Once you start wiping the fan, dust will scatter on what you've already cleaned. That's why you should always look up to see what needs dusting before you start cleaning at eye level. Tackle hard-to-reach places like the tops of bookshelves, crown molding, and window ledges.

#2 Starting to Clean Without a Plan

You wake up motivated. Today you're going to get all your spring cleaning done! But by noon, your house is in disarray, and not one single room

is finished. Ugh. That's why Briana Norde, owner of Caliber Cleaning, says it pays to break up the biggest cleaning project of the year into smaller, more manageable tasks.

She recommends starting with your hardest job, like the kitchen, which she calls the "most time-consuming room." With that first accomplishment under your belt, you'll have the momentum to take on the remaining tasks. The key is to give yourself plenty of breaks. And there's nothing wrong with spreading it out over several days.

#3 Ignoring That Weird-Looking Vacuum Attachment

Don't let your carpet hog the vacuum. The crevice tool, Norde says, "is not used nearly enough." Use it between your wall and refrigerator to get out the accumulated dust that's otherwise unreachable, and run it around the edge of your baseboards to clean where standard upright vacuums can't reach.

#4 Skipping the Mattress

Think of how much time you spend in your bed. Yet, you probably clean the top of your fridge more often than your mattress. Your mattress harbors millions of dust mites, which cause various respiratory conditions including sneezing, a runny nose, itchy eyes, and skin rashes (not to mention just being plain gross).

"[Dust mites'] food is human skin scales, so the bed is just heaven for them," says Ogden.

She recommends using a vapor steam cleaner to root out the itchy devils, then wrapping it in an anti-allergen mattress protector.

At the very least, sprinkle your mattress with baking soda and let it sit for awhile. Then (using the attachment mentioned above) vacuum it up.

#5 Relying on Harsh Cleaners

There's a reason many commercial cleaners have the words "danger," "hazard," or "caution," on their labels. Something in the ingredients is toxic in one form or another, and most all could aggravate allergies and asthma. So, "don't go crazy with cleaners you don't need," says Ogden. Moldy bathrooms may scream for bleach, but most surfaces do not. Ogden recommends making your own solution of water and vinegar (use a fifty-fifty ratio), which will keep most surfaces clean and germ-free.

#6 Using Chemical Air Fresheners

You want your home to smell fresh, so it's tempting to reach for that mountain-rain-spring-fresh-scent in a can. But aerosol air fresheners contain high levels of toxic pollutants like phthalates, which can affect hormone levels, cause reproductive abnormalities, and increase allergies and asthma. Yikes. Try homemade (and less-expensive) alternatives, such as potpourri, or essential oils and water in a spray bottle.

Related: [Fragrant Plants That Will Keep Your Home Smelling Good](#)

#7 Leaving the Clutter

All of the spring cleaning tips and advice are useless if you don't declutter first.

"We tend to not clean well around clutter," says Ogden. "You're not going to reach the dust there."

Make sure toys are put away, books are back on the bookshelf, and paperwork is filed before you begin the cleaning process. Otherwise, you're leaving room for dust and pollen to hide — making spring cleaning all for naught.

#8 Treating It Like a Chore

If you dread spring cleaning, this should make you feel better: a Harvard study found those who treated cleaning as beneficial exercise saw a decrease in weight, body mass index, blood pressure, and more. That's what we call a trifecta: living in a clean home, breathing allergy-free air, and feeling great!



home/home improvement ideas

what is a starter home?

by Kristine Gill - bhg.com

Looking to buy your first home? You've likely heard the advice that there's not a ton of pressure when you first enter the housing market. After all, you're just looking for a "starter home," right? Your pick won't be the place you live forever, so why stress too much about it? Maybe so, maybe not, is what experts say about the modern house-buying cycle.

For many buyers, that first home—the starter home—marks a turning point in their lives where they stop paying rent and start investing in a property that can help build generational wealth over time.

"For most people, that is where wealth begins," says Jack Gross, president and CEO at Better Homes and Gardens Real Estate Cassidon Realty. "In some markets, that could be a one- or two-bedroom apartment condo. In other markets that could be a townhome or a small single detached ranch. In most cases it's a home that is under the median price point for the local market."

Starter homes have different definitions for different people. In this article, we'll take a look at the features you should look for in a starter home—and the ones you can skip as you hunt for the perfect property.

Defining the Starter Home

When buyers think of starter homes, they typically think small, affordable, and something they'll eventually grow out of. In general, though, a starter home might just be a property you have to make some compromises about if you want to get into the housing market as a first-time buyer.

"A starter home is a house that is typically the

first that a person can afford to buy," says Alex Capozzolo, co-founder of Brotherly Love Real Estate. "Starter homes are generally one- or two-bed properties. Buyers with limited financial means generally consider starter homes. They might also be a choice for people who are trying to save money for an upgrade to a better neighborhood or a bigger house, for example." Typically, a starter home is one that lasts the buyer a short amount of time before they look for their next home or their forever home.

"On average, a starter home owner might keep the house for 5 to 7 years before selling," Capozzolo says. "However, this is also dependent on factors like mortgage, income, housing inventory, et cetera."

In rare cases, your starter home could be your forever home, says Stephanie LoVerde, agent at Baird & Warner in Chicago.

"There are buyers out there who can afford to 'skip' a step and progress from renting or owning a smaller condo to something more extravagant that meets their immediate as well as anticipated needs," she says.

And if you find yourself totally happy to stay in your starter home long-term, that's fine, too.

"A property that a buyer may look at as more of a shorter-term 'starter' home could end up being their forever home, depending on their living situation and changing needs," LoVerde says. "Maybe their family doesn't grow as large as anticipated, or they fall in love with the location or school district and decide to stay put, renovate, and build additions."

What to Look for in a Starter Home

As you shop for your first home, Capozzolo says to focus on a few key features, beginning with the floor plan. You'll want something that meets your current needs, but you don't necessarily need extra bedrooms or floors to grow into if you feel confident that you'll be able to

move into a larger house as your family grows. In addition, make sure your commute to work and other key locations is manageable. Don't stress if you have to sacrifice your ideal layout and location a bit if the goal is simply to enter the housing market.

"The beauty of starter homes is that they should take the least money from you as possible," Capozzolo says.

A starter home might be something that is move-in ready and easy to maintain, or it might require some elbow grease. "For some buyers, a smart long-term housing strategy might be to buy something on the lower side of their budget and make improvements," LoVerde says. "Hopefully, they will gain equity from the improvements and be able to personally enjoy those upgrades while owning the property."

Many buyers also think of their starter homes as homes that will ultimately appreciate in value and earn them a little money when they're ready to move onto the next property. If that's the case, you might be willing to make a few improvements.

"Conversely, some buyers don't want the hassle of lifting a hammer or picking out a shade of paint, and they are willing to pay for a home that is move-in ready and aligned to their tastes—which is fine, but the upwards potential may not be as great," LoVerde says. "Everyone is different."

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Continued on PG 6



million dollar deviled eggs

-BHG Test Kitchen

Halve the cooled hard-boiled eggs lengthwise.

Carefully remove the yolks and transfer them to a small bowl. Mash the yolks with a fork until they resemble fine crumbs.

Stir in the mayonnaise, mustard, and softened butter until smooth and very well mixed. Season with salt and pepper.

Scoop a spoonful of the mixture into each egg white half. Sprinkle the tops with paprika.

Tip

How to Make Hard-Boiled Eggs: Make the hard-boiled eggs. Place the 12 large eggs in a single layer in a large saucepan. Do not stack eggs or they won't cook evenly. Add enough cold water to cover the eggs by 1 inch. Bring the water to a rapid boil over high heat. Remove the pan from the heat; cover the pan and let stand 15 minutes. Drain. Run cold water over the eggs or place them in ice water until the eggs are cool enough to handle. Drain the water. To peel eggs, gently tap each egg on the countertop. Roll the egg between the palms of your hands. Peel off the eggshells and discard.

Recipe

12 large eggs
 4 teaspoons yellow mustard
 1/2 cup mayonnaise
 2 tablespoons butter, softened
 Salt
 Pepper
 Paprika



Continued from PG 6

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Are You Ready for a Starter Home?

If you're itching for more space or tired of jumping from one apartment to the next and looking to settle down somewhere where to plant roots and nest, it could be time to buy.

“In almost all cases, it is prudent to be an owner and not a renter,” Gross says. “When you are renting, you are paying down someone else's principal on their mortgage. The landlord benefits from the appreciation, depreciation.”

Gross says that, in most cases, those who plan to stay in an area for at least two years will benefit from buying vs. renting. There are rent vs. mortgage calculators online that can help you get a rough estimate of whether renting or buying is the smarter move, money-wise, in your area.

From there, you'll want to figure out how much home you can afford by taking a look at your monthly expenses, the tax advantages of buy-

ing, and whether the homes you're considering need repairs (and more money) in the immediate future. You'll also want to calculate how much a down payment might be, and whether you have enough money saved up.

“These are all questions one should ask themselves and consider and make sure you are asking the questions to a qualified professional, Realtor, accountant and mortgage lender,” Gross says.

Capozzolo says many first-time buyers opt for less house than they can afford to allow themselves some wiggle room as they tackle their largest financial investment to date.

“When buying a starter home, some buyers get pre-approved for a mortgage and then shop based on how much they can borrow. If you do not qualify for a conventional mortgage, FHA loans are a reliable choice,” he says. “When it comes to starter homes, you might want to spend less than you are approved for. Taking on a larger mortgage might cause financial difficulties moving forward.”



THANK YOU VETERANS

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

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- Community Organizations
- Non-Profits
- Charities
- Schools



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



Happy Easter!

*From all of us here at
Better Homes and Gardens Real
Estate Welcome Home!*

