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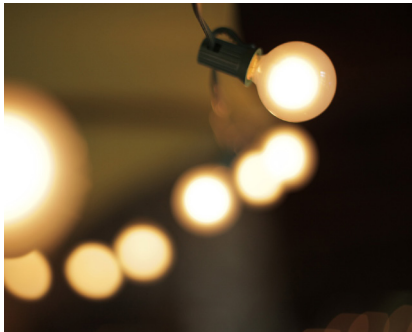
WELCOME HOME

JUNE 2023



June 2023

# MARKET REPORT



June 2023

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# MARKET REPORT

## MAY 31<sup>ST</sup>, 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
<b>Chico Listings</b>	211	0	3	19	38	53	27	71	5	78
<b>Active</b>	125	0	3	11	17	31	19	44		
<b>Pending</b>	86	0	0	8	21	22	8	27		
<b>Not Sold</b>	59%	0%	100%	58%	45%	58%	70%	62%		
<b>Paradise Listings</b>	101	0	1	11	24	36	16	13	6	22
<b>Active</b>	67	0	1	6	14	22	13	11		
<b>Pending</b>	34	0	0	5	10	14	3	2		
<b>Not Sold</b>	66%	0%	100%	55%	58%	61%	81%	85%		
<b>Magalia Listings</b>	65	1	9	20	27	6	1	1	1	15
<b>Active</b>	45	1	2	13	22	5	1	1		
<b>Pending</b>	20	0	7	7	5	1	0	0		
<b>Not Sold</b>	69%	100%	22%	65%	81%	83%	100%	100%		
<b>Oroville Listings</b>	163	2	15	66	40	21	7	12	4	45
<b>Active</b>	94	2	12	32	19	14	5	10		
<b>Pending</b>	69	0	3	34	21	7	2	2		
<b>Not Sold</b>	58%	100%	80%	48%	48%	67%	71%	83%		



## home/interior ideas how to set up the most relaxing zen den imaginable

by The BHGRE Life

Thanks to never-ending to-do lists, a near-constant stream of work emails, and phone notifications that never stop, your days may feel pretty chaotic. It's not possible to get rid of tech entirely (you have to work, for starters), but you can rethink your space by creating a Zen den. This typically technology-free room (or designated area) is specifically designed to help you unplug, relax and give yourself a mental break. Although the concept isn't new, more and more people are trying to figure out how to create one.

The ideal Zen den differs from person to person. Interior designer Nancy Charbonneau's version, for example, includes comfortable seating surrounded with natural light and a few houseplants. "My own 'Zen den' is in a corner of my living room, and for me, it works better that it's in a more open area rather than an enclosed space," she says. "It's more about the sense of peace, and not necessarily the pieces, in the space." Even a closet can work as a Zen den, says California-based interior designer Michelle Lisac. "I've had clients carve out a space in their closets so they can be alone and have that much-needed quiet time," she says.

### How to create a "Zen den" in your home

To design your own retreat, you should first decide how you plan to use the space. Do you prefer to unwind with a good book and a cup

of tea? Then ensure enough square footage for a comfy chair and a side table. If yoga or meditation is your go-to relaxation activity, you might want space to lay down a mat or floor cushion. Once you've settled on your Zen den's function, locate an area of your home that meets your criteria.

Although a spare bedroom or office works well, you don't need an entire room. A corner of your living room or bedroom, your master bathroom or even a large closet can serve as your personal quiet space. Ideally, your Zen den should be away from high-traffic areas of the home, such as the entryway or kitchen, that could get noisy and disrupt your quiet. If kids or pets are a potential distraction in an open room, consider setting up a folding screen to temporarily ward off interruptions.

If you can't find space inside, however, interior designer Nina Grauer suggests moving outdoors. "Sometimes quiet spaces look like your back porch or balcony where you can breathe fresh air and leave everything else inside," she says. Consider designating a lounge chair on your deck or a swing on the front porch as your Zen den.

Indoors, a space with good lighting is essential. "For instance, a room that has a lot of natural light will instantly enhance your mood and get you started for the day ahead," says Channa Alvarez, production designer for Living Spaces, a home furniture store. If you plan to use your Zen den in the morning, choose a spot with east-facing windows so you can take in the sunrise while you relax. For decorative

lighting, Houston-based interior designer Laura Umansky suggests steering clear of ceiling-mounted lighting, including recessed lights or chandeliers. Instead, she prefers floor lamps or wall sconces at eye-level or below to create a grounding effect.

Furniture and decor also contribute to a space's soothing atmosphere. Nathan Thomas, a design director for Pembroke & Ives, recommends using plush textiles, such as mohair throw blankets, and lightweight window treatments in soft, muted colors such as cream. "Paired with furniture that has soft curves, this recipe of color, material and form allows for a sense of instant calm upon entering the room," he says.

When accessorizing, remember that less is more. The space should be free of clutter, unnecessary objects and (especially) technology that could distract you. To encourage focus, South Carolina-based interior designer Cortney Bishop suggests hanging one piece of oversized art to draw your eye and provide a moment of "escape." Then layer in cozy throw pillows and blankets, candles and a few of your favorite books to add comfort and a personal touch.

Whatever your Zen den looks like, it's your personal space to disconnect and leave stress behind. So set down your phone, grab a good book or roll out your yoga mat, and just relax.



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## home/outdoor decorating

### hanging string lights for outdoors

by The BHGRE life bhgre.com

One of the best ways to dress up a patio, porch, or backyard is to add the perfect display of string lights for outdoors. It's a simple and reasonably inexpensive way to bring much-needed illumination to your space and an instant boost of charm. There's just something about the warm glow of the lights that elevates the ambiance of any area, whether the goal is to create a private spot for entertaining friends, relaxing with family, or adding a hint of romance for date-night drinks. To help you begin the transformation, we reveal some of our favorite ways to create a magical oasis by hanging outdoor string lights.

#### **Before You Begin Hanging String Lights for Outdoors**

Before you make any purchases, take a moment to assess your goals for your balcony, yard, or patio. Do you want the lights to highlight an entertaining space? You'll need to plan your anchor points and determine how far apart each bulb should be to illuminate a long dining table properly. Whereas a small conversation pit or cozy outdoor relaxation nook will have different needs – perhaps something softer with a more intimate glow. Whatever your goals, deciding your priorities before you shop or start to hang the lights is the key to saving money and time.

#### **Choose the Right Style of String Lights**

Today, there are so many different styles of string lights for outdoors. You can choose ones that fit your home's architectural style or select ones that mirror your personality. If you love vintage-inspired bulbs, you'll find dozens to

choose from, including the Edison, which is among the most popular options for outdoor entertaining. Do you have access to an outdoor outlet? If not, you'll want to focus on battery-operated lights or solar-powered options. Expert Jeff Manning advises Martha Stewart Living that people opt for "LED lights or light ropes that are resistant to the elements—and that can change colors for occasions." High-quality lights will stand up to surprise snow, wind, and rain. They can also handle the scorching temperatures that arrive early and stay late into the year in the south and the desert southwest.

#### **Find Your Anchor Points**

The easiest approach to hanging outdoor string lights is to use at least one, if not more, existing anchor points. This might be your porch columns, the side of your house, trees, a pergola, or a sturdy privacy fence. The Spruce recommends using existing anchors when possible because "not only does this eliminate the job of making posts, but existing anchor points tend to be solid, permanent, and better integrated into your yard's footprint."

If you have your heart set on enlivening your space with string lights but don't have multiple existing anchor points, you do have the option of putting in freestanding posts. The Spruce explains: "Setting an 8- or 10-foot two-by-two in a concrete-filled broad-base container produces an anchor post sufficient to hold one end of a 25-foot run of overhead lights. This can be paired with another anchor post or with a solid existing anchor point."

#### **Support the Cords**

Try to avoid hanging your string lights by the cords alone. This can considerably strain the

cords, which invites damage, particularly when weather rolls in. Instead, The Spruce recommends using "wire rope and eye bolts to support the cords." There are also several brands of string lights for outdoor use that include loops as part of the bulb housing, making it easy to screw the bulb directly into an anchor point or run a support wire through it.

#### **A Word of Caution**

Always choose safety first. Even when your string lights are certified for outdoor use, the experts warn Martha Stewart Living to never hang them "over recreational water spots, like swimming pools or hot tubs." Should the lights accidentally fall into the pool, it could pose a potentially serious hazard.

#### **Select Your String Light Formation**

You want to make the most out of your bulbs, so choosing the best formation for your space is critical. Southern Living loves using a zigzag design when working with a large backyard or garden. Why? "[This] look covers more ground than a standard linear style. Just know that if you don't have a fence framing your yard, you'll need to install multiple anchor points." For larger yards, Southern Living also applauds the idea of elevating the ambiance by focusing on perimeter lights; "perimeter lighting (coupled with distinctive flooring) can help establish a separate space for dining," although you will likely need additional table lights for evening meals.

Simple crisscross formations are among the most affordable options as they are perfect for illuminating dining tables or square spaces with the fewest number of lights. However, if you have a fence or pergola that can anchor them, creating a waterfall effect with a cascade of string lights will yield a tremendous amount of light as a backdrop to your outdoor entertaining space, and it will dazzle your guests.

Is your conversation or dining space already beautifully framed by a garden or trees? Rather than loosely draping outdoor string lights, consider wrapping them around the trees instead. The Spruce adores the idea of creating bejeweled trees set aglow by twinkling lights. Light wrapping works on most trees, even palms, as "trunks wrapped with white or red lights show off their vertical, upright forms, drawing the eye upward toward the night sky." Wrap from the bottom upward and ensure even spacing. Use a ladder to continue the twinkling lights up and over odd-shaped branches and limbs to put the perfect finish on this strikingly magical vision.



# low-sugar barbecue pulled pork sandwiches

-Andrea Kirkland, bhg.com/recipe

## Recipe

### Pulled Pork

1 cup chopped onion  
1 ½ pound trimmed, lean boneless pork shoulder roast, cut into 2-inch pieces  
1 ½ teaspoon smoked paprika  
1 ½ teaspoon chili powder  
1 teaspoon ground cumin  
½ teaspoon ground chipotle pepper  
½ teaspoon cracked black pepper  
¼ teaspoon dry mustard  
½ cup water  
½ cup Medjool Date-Sweetened Barbecue Sauce (recipe below)  
1 recipe Whole-Wheat Hamburger Buns, split and toasted

### Whole-Wheat Hamburger Buns

2 cup whole wheat flour  
1 cup warm water (110°F to 115°F)  
1 tablespoon sugar  
1 pkg. active dry yeast  
2 eggs  
3 tablespoon butter, melted  
1 teaspoon salt  
1 ½ cup all-purpose flour  
1 tablespoon milk  
1 teaspoon sesame seeds (optional)

### Medjool Date-Sweetened Barbecue Sauce

6 medium roma tomatoes  
1 medium onion, cut into thin wedges  
2 fresh jalapeño peppers, halved and seeded\*  
4 cloves garlic  
2 tablespoon olive oil  
1 cup water  
1 6 ounce can tomato paste  
½ cup cider vinegar  
2 pitted whole Medjool dates  
½ teaspoon dry mustard  
½ teaspoon smoked paprika  
½ teaspoon ground cinnamon  
½ teaspoon ground cumin  
¼ teaspoon sea salt

### Directions

Place onion in a 3 1/2- or 4-qt. slow cooker; top with meat. In a small bowl combine next six ingredients (through dry mustard); sprinkle over meat. Add the water. Cover and cook on low 6 hours or until meat is very tender.

Remove meat from cooker and reserve 1/2 cup of the cooking liquid; discard remaining liquid. Shred meat using two forks. Return shredded meat and reserved cooking liquid to cooker. Stir in Paleo BBQ Sauce.

Serve meat mixture in Hamburger Buns, using about 1/3 cup mixture for each bun.

### Whole-Wheat Hamburger Buns

In a large bowl stir together 1/2 cup of the whole wheat flour, the warm water, sugar, and yeast until smooth. Let stand 10 to 15 minutes or until foamy. Add remaining 1 1/2 cups whole wheat flour, one of the eggs, the melted butter, and salt. Beat with a mixer on medium 3 minutes. Gradually stir in as much of the all-purpose flour as you can.

Turn dough out onto a lightly floured surface. Knead in remaining all-purpose flour to make a moderately soft dough that is smooth and elastic (3 to 5 minutes). Shape into a ball. Place in a lightly greased bowl, turning to grease surface of dough. Cover and let rise in a warm place until double in size (1 hour).

Line a large baking sheet with parchment paper or a silicone baking mat. Punch dough down. Turn out onto a lightly floured surface. Pat dough into a 10x6-inch rectangle. Cut into eight pieces and shape into balls, tucking edges underneath. Flatten balls to 1/2-inch thickness. Arrange 1/2 inch apart on prepared baking sheet. Dust with additional flour. Cover and let rise in a warm place until double in size (1 hour).

Preheat oven to 375°F. In a small bowl whisk together remaining egg and the milk. Gently brush tops of buns with egg mixture. If desired, sprinkle with sesame seeds. Bake 20 minutes or until tops are light brown (buns will stick together slightly where they touch). Remove; cool on a wire rack.

### Medjool Date-Sweetened Barbecue Sauce

Preheat oven to 425°F. Line a 15x10-inch baking pan with foil. Place tomatoes, onion, jalapeño peppers, and garlic in prepared pan; drizzle with oil. Roast 15 minutes or until tender and lightly charred.

In a large saucepan combine roasted vegetables and remaining ingredients. Bring to boiling; reduce heat. Simmer, covered, 20 minutes, stirring occasionally. Cool slightly.

Blend with an immersion blender until smooth. (Or transfer to a blender or food processor; cover and blend or process until smooth.) Store in freezer up to 3 months. Thaw in refrigerator before reheating.

### To Make Ahead

Prepare as directed through Step 2, except do not stir in Paleo BBQ Sauce. In an airtight container toss shredded meat with reserved cooking liquid; cool. Store in refrigerator up to 2 days. To reheat, remove and discard any visible fat on surface of meat. Transfer meat to a bowl and stir in barbecue sauce. Microwave, covered with a paper towel, 3 to 4 minutes or until heated through, stirring occasionally. Serve as directed in Step 3.

### \*Tip

Chile peppers contain oils that can irritate your skin and eyes. Wear plastic or rubber gloves when working with them.

### Tip

For a spicier version, leave seeds in one or both of the jalapeño peppers.



## home/entertainment ideas creating a fabulous game room

by The BHGRE life bhgre.com

If you're thinking about creating a game room in your home now that the kids are in school — or if the video games and their consoles are constantly underfoot or under couch cushions — now's the time to start planning your game room decor so the space works for the entire family.

### Purposing Your Space

If arcade games, pinball machines, or carnival games are your thing, your game room is going to look very different from one that features a ping pong, pool, or card table. The same goes for a predominantly board game-focused room or a room designed for video gaming.

Knowing how you'll realistically use the room is key to getting the decor right and making the space a home away from home. That could mean creating a fabulous space for neighborhood kids to gather, or a man cave/she shed where you can occasionally escape from homework supervision and chores to watch a rom-com or play a rousing round of Call of Duty or Dungeons and Dragons.

### Attics, Basements, and More

Basements aren't the only options for game rooms. Take a look at your attic space, or consider repurposing your family room, den, spare bedroom, built-in porch or sunroom. You can even use part of the garage, depending on what kind of game room you want yours to be.

When thinking about the space, consider existing lighting, wiring, and typical temperatures. Also, consider what improvements you'll need to make the space cozy and inviting.

For instance, if vintage pinball games or billiards are your thing, make sure the floors you've got can take the load and your doorways are wide enough to get the equipment into the room. Standard pinball machines are about 32 inches wide and weigh 200 to 300 pounds, and pool tables (unless they have slate tops) are about the same. If you're looking at an attic game room, you may have to reinforce the floor joists.

### Choosing Your Lighting

If video gaming is your game room's primary purpose, you want to make sure you eliminate sources that can create ambient light or exacerbate glare. Consider blackout curtains and stay away from light, glossy paints with their reflective surfaces.

In multi-purpose game rooms, you're going to want to create layers of lighting. Avoid bulky overhead fixtures and instead install pendant lighting over the areas you want to be illuminated, like the poker or pool table. Recessed lights and a single pendant light will work for the area around a foosball or poker table, but you may want a different kind of lighting for board games and jigsaw puzzle assembly.

### Soundproofing and Wiring

If the room you've decided to designate the family game room is already finished, adding insulation or soundproofing can be an expensive proposition. Blow-in loose-fill insulation is inexpensive and really helps with noise transmission, but sound panels and blankets

will do the trick, too. Carpeting is the ultimate stealth soundproofing decor choice, and if you're replacing the carpet, you can choose a thicker underpad when the new carpet is installed.

For higher-tech game rooms, wiring can run under the new carpeting (but check with your electrician first). Alternatively, you can use wirehouses or cable tracks to bundle wires. You'll need grounded outlets for arcade and pinball machines. Video gamers will appreciate a hardwired data connection to avoid stalling, which can ruin the immersive experience, and an upgraded router that can handle all your home's interconnected devices.

### Furniture and Decor

Comfort is king in game rooms, and again, usage will dictate decor. Proper gaming chairs with stellar lumbar support are crucial for video gamers, while flooring materials that provide a little more cushioning are more important for billiards, ping pong, or darts.

In multi-purpose game rooms, furniture that's both comfortable and easy to rearrange makes sense. That doesn't mean cornering the market in bean bag chairs. You'll need furniture you can sprawl on when watching movies and comfortable chairs for intense poker sessions or chess bouts that last longer than planned.

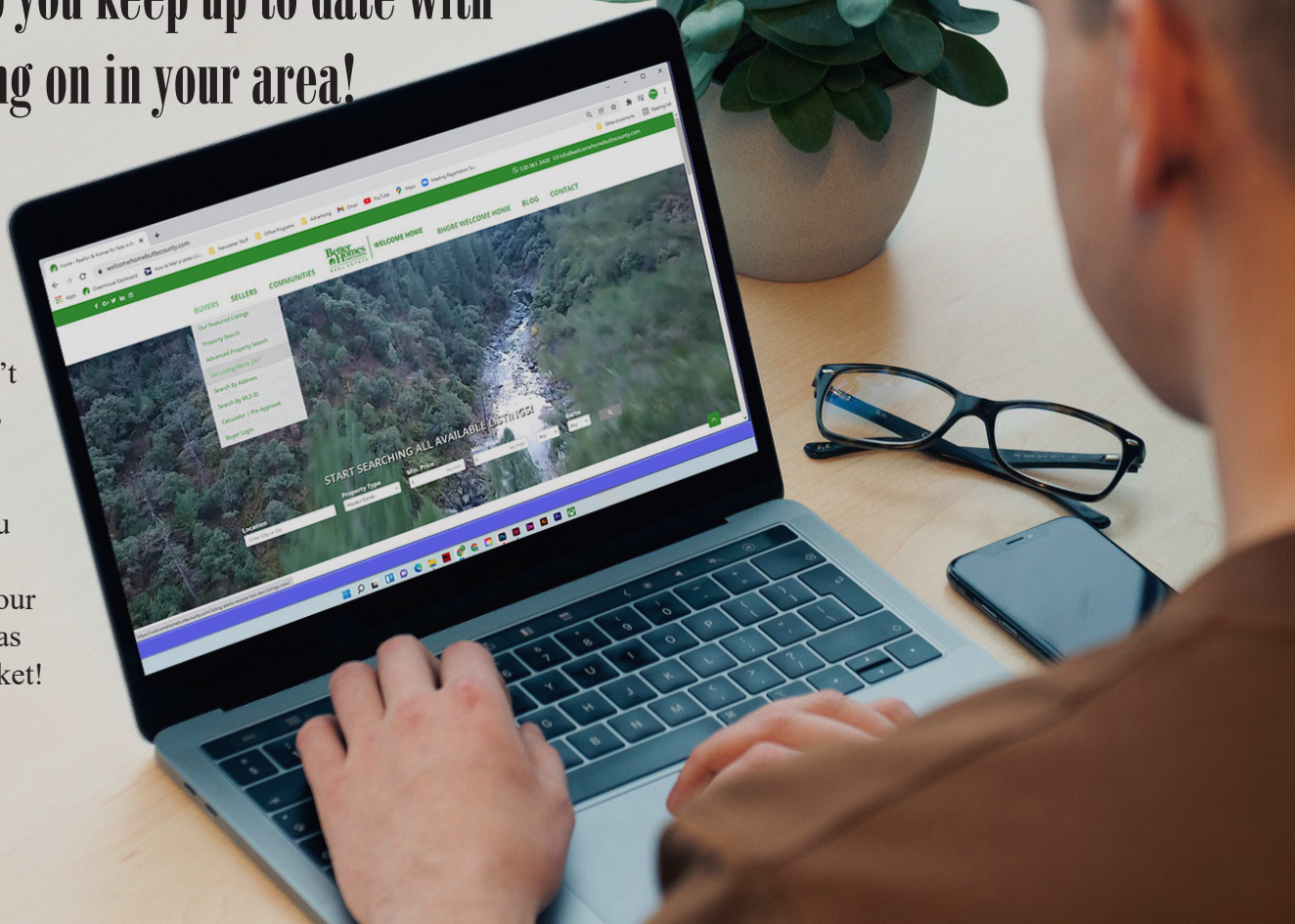
Keep colors and wall treatments simple. This is not the spot for flocked wallpaper or elaborate feature walls. Your game room will probably already have a lot going on. Consider echoing or amplifying the colors of your games themselves, especially if you have arcade or pinball games or a pool table with a distinctive felt shade.

Make sure you've got storage, whether built-in, purpose-built, or a repurposed closet. No one will want to spend time in a game room that looks chaotic (or hours hunting for the video game they want to play). This might be the perfect spot for a pallet wall where you can hang pool cues or ping pong paddles.

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