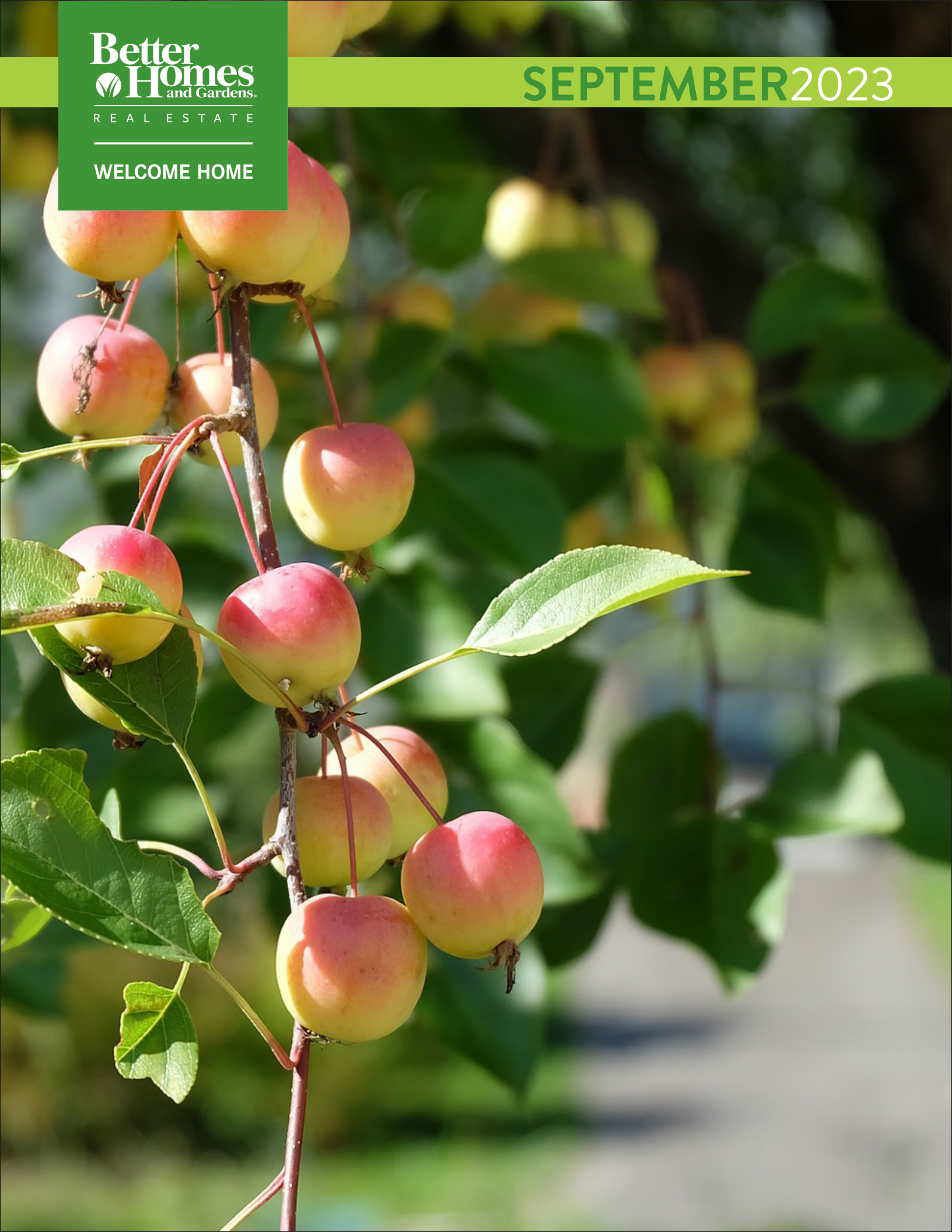


**Better
Homes**
and Gardens.
REAL ESTATE

WELCOME HOME

SEPTEMBER 2023



september 2023

**MARKET
REPORT**



september 2023

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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 AUGUST 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	206	0	5	17	37	60	21	66	5	72
Active	130	0	2	12	24	35	13	44		
Pending	76	0	3	5	13	25	8	22		
Not Sold	63%	0%	40%	71%	65%	58%	62%	67%		
Paradise Listings	110	0	0	6	37	30	13	24	2	21
Active	81	0	0	3	28	21	9	20		
Pending	29	0	0	3	9	9	4	4		
Not Sold	74%	0%	0%	50%	76%	70%	69%	83%		
Magalia Listings	80	4	5	22	31	8	6	4	1	8
Active	61	2	4	13	27	6	5	4		
Pending	19	2	1	9	4	2	1	0		
Not Sold	76%	50%	80%	59%	87%	75%	83%	100%		
Oroville Listings	140	3	11	43	37	24	7	15	3	35
Active	98	3	5	26	27	19	5	13		
Pending	42	0	6	17	10	5	2	2		
Not Sold	70%	100%	45%	60%	73%	79%	71%	87%		



home/moving to a new area how to research homes when relocating

by The BHGRE Life

Relocation offers exciting opportunities for a new lifestyle. But, as the saying goes, location, location, location! Knowing how to research homes effectively saves time and sets you up for success elsewhere. Discover the best ways to find your dream home in another city or state.

Map It Out

Get to know the layout of the land before you get there. Research locations on Google Maps to determine everything from the climate to the proximity to necessary places, such as shopping and medical facilities. Also, visit WalkScore.com to find out the walkability of local businesses. Once you know the overall neighborhood better, you can research homes in your preferred areas near schools, parks, or shopping.

Take a Tour

A personal tour is the most effective way to learn more about neighborhoods. Walking around the local areas during the day and night tells you a lot about the place – from garbage removal to where everyone likes to unwind. Also, talk to the locals to get their opinions and visit sites such as Nextdoor.com for more info. If you cannot make the trip, try joining local Facebook groups and YouTube to watch videos. Real estate agents often provide video tours so you can shop around from your arm-

chair.

Review Property Values and Cost of Living

Before buying a home, check out the area's property values and cost of living. Sites such as AreaVibes.com provide recent statistics about the market and how much it costs to live in the neighborhood. Then, ensure the area you choose has homes that fit your budget. Also, getting a mortgage pre-approval lets you know your purchasing power.

Consider the Crime Rate

Real estate agents cannot discuss crime and neighborhood statistics under the Fair Housing Act. This means buyers must research themselves to ensure they move to safe areas. Visiting sites such as NeighborhoodScout.com can help determine the crime level in the new location.

Find a Reputable Real Estate Agent

The best way to research homes when relocating is to find a reputable real estate agent with access to the Multiple Listing Service. Buyers can have agents represent their interests when relocating, as the listing agent typically represents the sellers. Ask your agent to send you listings that meet your criteria, so you can start surfing for homes from your smartphone or laptop.

Think About Renting First

Think about renting before you make a final move to a new location. Services such as AirBnb.com provide temporary rentals so you can stay in the area for a week or two. Also, your agent can help you find a rental until you buy a

home in your new neighborhood.

Look Into the Schools

Buyers with children should find the ratings of the local school districts to find homes in the best areas. The GreatSchools.org website provides ratings and reviews from locals, so buyers get a feel for the schooling in the neighborhood.

Consider Professional Opportunities

Some people relocate because of their employment, and others need to secure work in a new location—research job opportunities on sites such as LinkedIn.com and Indeed.com to find out what exists in the area. In addition, licensed professionals may need to obtain licensing if moving to another state, so find out the requirements to be ready to work when you get there. Also, find out where jobs in your profession are to find a home nearby.

Check Out the Chamber of Commerce

The local chamber of commerce location or website provides a wealth of information about the neighborhood. Research local events, establishments, recreational facilities, and businesses to discover what the place offers.

Read the Local News and Traffic Reports

One of the best ways to research homes when relocating is to read the local news and traffic reports. Consider practicing your commute or studying the routes to find typical traffic patterns. The news reports indicate neighborhoods where issues may exist, or housing values are fluctuating. Also, follow social media accounts to get the latest updates from residents to see what's happening in the new location.

Knowing how to research homes makes relocating faster and easier. Work with a licensed real estate agent to find the best homes in your preferred neighborhoods. With modern technology, you may find your dream house from the comfort of your current one!



home/entertaining

festive outdoor fall party ideas

by The BHGRE life bhgre.com

As the temperatures start to dip, the time to begin searching for fall party ideas arrives. From sampling treats around a bonfire to hosting outdoor football parties or chili bars, you'll love planning outdoor activities with your friends and family this autumn. We are here to help you find your inspiration. Read on as we reveal some of our favorite fall party ideas to keep the outdoor fun going through the holidays.

Plan a Football Party

Fall weekends were made for football. Whether you are a die-hard fan of a college team or a new convert to the excitement of an NFL Sunday, you can join your fellow fans for a custom backyard tailgate party. If your driveway allows for you to open your car's hatch or lower a truck's tailgate near the rest of the festivities, that's a great way to stage some of your buffet. If not, no problem! Southern Living loves the idea of setting up a grab-and-go buffet that is close to your outdoor television or the screen where you are projecting the game. The Magazine recommends that you keep it simple for your fall party "by offering fun, filling small-bites—sliders, dips, various snacks (sweet and salty) that can be grabbed by the handful—or hearty chili in sturdy mugs." Beer and a pitcher of themed cocktails are always a hit, but be sure to include plenty of non-alcoholic options.

Schedule a Game Night

Among the most popular fall party ideas is a game night under the stars. Southern Living recommends choosing something easy to start, such as "[ordering] an oversized Jenga set" and then personalizing it by "[breaking] out the spray paint" to create a "game with custom colors." All-weather games, like a weather-re-

sistant cornhole set, allow you to keep hosting family-friendly competitions in the backyard even after the snow starts to fall.

Organize a Pumpkin Scavenger Hunt

Do you still have a collection of mini pumpkins from Halloween? Better Homes & Gardens suggests organizing a pumpkin hunting contest. Whether the pumpkins are in their natural state or painted, this easy-to-manage fall party game will keep the kids guessing. As the Magazine explains, "tuck the minis away in trees, under tables, and all throughout your party site," and let the hunt begin.

Host a Stargazing Party

Are you interested in learning more about the night sky? Are your kids avid stargazers? Allison Carter, entertaining expert for Allison Carter Celebrates, tells Martha Stewart Living that one of the best ideas for an outdoor family party blends an educational element with a sense of adventure. Carter suggests to the Magazine that families "'download a stargazing app and point it to the sky so kids can identify the different constellations and stars'" as a way of connecting with "'this big, beautiful world.'"

Light a Fall Bonfire

Remember the harvest bonfires you enjoyed when you were a kid? It's time to bring back the tradition by planning a fabulous fall party around your firepit. For small outdoor parties, you can easily set up Adirondack chairs around the fire and drape them with cozy blankets for extra warmth. For larger gatherings or themed-harvest parties, Midwest Living applauds the idea of adding "blanket-topped hay bales [that] surround the flames and provide easy seats," as well as crafting "recycled-sweater koozies [to] protect fingers from cold drinks." Naturally, you'll want to be sure to have all the ingredients for some truly decadent hot chocolate, mulled wine, and s'mores, in addition to all of your other fall party nibbles.

Throw a Fall Food-Themed Event

If you can lay a grill down over your firepit, you'll want to gather your favorite fall food ideas and pick your favorites. For example, Midwest Living adores the idea of "warming up outdoor parties with a bubbling pot of fondue," including a thoroughly indulgent beer-cheese option. The Magazine is also a fan of offering small bites (like hamburger sliders kept warm on a pizza stone), as well as something heartier like a "zesty chicken chili cooked in an iron kettle over the fire." And, of course, those pizza ovens that were so popular in the spring and summer will win even more fans as the temperatures fall.

If you love doing all the cooking when you host, go for it. But one of the most popular fall party ideas this year is to throw a cook-off. For example, you can host a chili bar that features different slow cooker or instant pot chili batches courtesy of each of your guests. Then, you can provide a plethora of possible toppings to make the most of each dish.

Delight with a DIY Caramel Apple Bar

Casual fall party plans are made sweeter when you surprise your guests with a DIY caramel apple bar. From young kids to those young-at-heart, this fall treat will bring a smile. The editors of Better Homes & Gardens "recommend adding chocolate, white chocolate, and butter-scotch as variations to the traditional caramel" for your base, but the delights don't stop there. From candied pecans with a splash of bourbon for the adults to granola, pretzels, M&Ms, and nuts, you can't go wrong by offering a variety of salt and sweet toppings.

Raise a Toast to a Beer Tasting

Taking inspiration from Oktoberfest, a celebratory beer-tasting party for your friends who are connoisseurs could be a big hit. While everyone will have their own ideas of what makes the best fall beer, you can set up a tasting in your backyard (or patio) to crown the winner. Plan a menu of German specialties to continue with the Oktoberfest inspiration (even after October has long passed), or pick your favorite food pairings for each brew. If you don't have a full flight of beers in mind, consider choosing something from a local brewhouse that is new to you. For special events, you can even get commemorative beer steins or glasses made as party favors. It is bound to be the fall party idea that gets applause for years to come!

food/light mothers day treat strawberry meringue cookies

A fresh strawberry puree gives these light and airy cookies their vibrant color and sweet, summery flavor.

Source: Better Homes and Gardens

Ingredients:

- 6 egg whites
- 1 1/2 cup fresh strawberries, hulled
- 1/2 teaspoon cream of tartar
- 1/2 teaspoon vanilla
- pinch of salt
- 1 3/4 cup sugar

Allow egg whites to stand at room temperature 30 minutes. Meanwhile, line two baking sheets with parchment paper. Draw six 3 1/2-inch circles on each paper. Flip paper over; set sheets aside.

In a blender or food processor puree strawberries; set aside.

Preheat oven to 250°F. In a large mixing bowl beat egg whites, cream of tartar, vanilla, and salt with a mixer on medium until soft peaks form. Add sugar, 1 Tbsp. at a time, beating on high until stiff, glossy peaks form (5 minutes).

Mound about two-thirds of the egg white mixture onto circles on parchment; spoon puree over mounds. Top with remaining meringue. Using the back of a spoon, lightly spread to edge of circle (see tip, above). Bake 75 minutes with sheets on separate oven racks. Turn off oven. Prop open oven door with a wooden spoon; let sheets sit in oven 1 hour. Transfer with paper to wire racks; cool completely. Store in an airtight container refrigerated up to 3 days.

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home/sustainability

5 home maintenance hacks you can diy —and 5 you should always hire a pro to do

by The BHGRE life bhgre.com

When it comes to maintenance and repairs, professional labor can be one of the more costly portions of a homeowner's budget. While many people opt to save cash by doing work themselves, not everyone possesses the skills necessary to fix their own homes (even with the help of online instructional videos). Attempting a DIY project without careful preparation and a complete knowledge of the task could result in expenses that far exceed the cost of a contractor.

Even if you have the experience and know-how, it's important to consider the time, materials, tools and permits required for your home improvement project. Here's how to know which projects you can tackle yourself, and which you should probably leave to the experts.

1. Hanging wallpaper.

The verdict: Hire a pro.

The challenge of hanging wallpaper is keeping it straight and matching up the patterns correctly. Sometimes bubbling can occur, and that strip of paper will need to be removed and replaced. This can result in running out of wallpaper and needing to order more. Don't want to risk it? Hire a professional.

2. Painting the exterior of your home.

The verdict: Hire a pro.

Painting the exterior of a house is a big job that requires extensive use of tall ladders (and sometimes climbing up on the roof). Homeowners should consider safety requirements before tackling an exterior job.

3. Fixing a clogged garbage disposal.

The verdict: Try to DIY it.

A clogged disposal may be cleared by using a small specialty wrench that fits into a hexagonal opening on the underside of the disposal while the disposal is turned off.

4. Fixing a running toilet.

The verdict: Try to DIY it.

A running toilet can be comfortably fixed by a

DIY-er with a toilet rebuild kit from any hardware store. These kits typically contain straightforward and easy-to-follow instructions. On the other hand, one-piece or specialty toilets can be tricky and might need the professional touch.

5. Installing a light fixture.

The verdict: Hire a pro (probably).

Electrical repairs and installations are at best expensive. Taking a little time to research and understand your electrical system can give you the necessary skills to do some electrical projects yourself. When installing a light fixture, low-voltage projects can be safely performed by a homeowner, as these are less likely to cause structural or bodily harm. Stick with a professional for anything over 50 volts.

6. Patching a hole in drywall.

The Verdict: Try to DIY it.

Nearly any homeowner can patch nail holes. Using a spackle knife, fill in each hole with lightweight putty and scrape the excess off the walls. Wait for the putty to dry and sand down the spot until it's smooth. Then, paint the repaired spots with primer. Larger holes in drywall require more steps to repair and may be best left to the professionals.

7. Cleaning gutters.

The verdict: Try to DIY it (if you're comfortable on a ladder).

To prevent water damage from clogged gutters, leaves should be cleaned out of them every spring and fall. For single-story homes with level grounding around the foundation, go ahead and handle the task yourself (if you're an experienced ladder-climber). Try to do this project when you have someone there to hold the ladder and help. If you aren't up for the challenge of moving a ladder and steadily climbing up and down it to clear debris, hire someone else to complete this important task.

8. Re-grouting tile.

The verdict: Try to DIY it.

The surface of tile grout is porous, so dirt can get trapped in cracked grout, which leads to discoloration and further damage. The first step in repairing grout is to choose the right one. Grout choices consist of four different types: sanded, unsanded, acrylic latex or epoxy. Measure the space between your tiles to figure out which type of grout you should use. If the space between the tiles is less than 1/8 inch, use an unsanded acrylic or epoxy grout. If the space is larger than 1/8 inch, it is suggested that you use a sanded grout. Also, don't forget to match the grout color before making your final purchase! The next step is to clean the grouted area. Then, use a grout saw to remove any damaged grout and then dampen the joints with a wet rag. Mix the grout according to the manufacturer's directions and begin grouting the tile. It's important to fill all the joints completely and smooth over the surface with a damp sponge to remove any excess. Allow the grout to set firmly and then clean with a damp rag.

9. Installing molding.

The verdict: Hire a pro.

Not all homeowners have a power saw or the skills to cut and safely install crown molding while on a ladder. The measurements must be accurate and the cuts must line up seamlessly. Unless you have experience, it's best to leave this job to the professionals.

10. Fixing a sticking window.

The verdict: Hire a pro.

There are a number of reasons that a window might stick. It may be a buildup of dirt and debris in the window casing. Problems in the foundation of your home can cause windows to lose alignment and get stuck. Sometimes, a window is painted and shut before it completely dries, which glues the window closed. High humidity can cause doors and windows to swell and bind them in the jamb.

Fixing a stuck window may involve removing the window and could require using a belt sander or planer. If you don't have the tools or the know-how to safely use the tools required, leave it to the professionals.



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