

**Better
Homes**
and Gardens.
REAL ESTATE

WELCOME HOME

NOVEMBER 2023



november 2023

MARKET REPORT

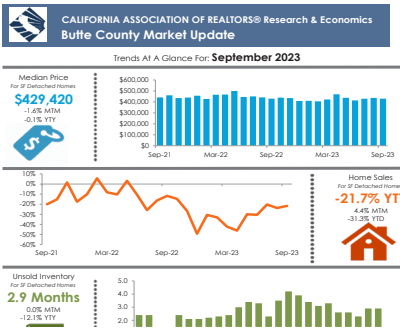
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- Community Organizations
- Non Profits
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MARKET REPORT OCTOBER 31ST, 2023

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	230	0	10	14	36	59	28	83	4	76
Active	151	0	9	7	17	31	24	63		
Pending	79	0	1	7	19	28	4	20		
Not Sold	66%	0%	90%	50%	47%	53%	86%	76%		
Paradise Listings	113	0	0	8	36	36	14	19	4	23
Active	91	0	0	5	27	30	13	16		
Pending	22	0	0	3	9	6	1	3		
Not Sold	81%	0%	0%	63%	75%	83%	93%	84%		
Magalia Listings	72	3	2	32	26	3	3	3	7	16
Active	57	3	2	24	20	3	2	3		
Pending	15	0	0	8	6	0	1	0		
Not Sold	79%	100%	100%	75%	77%	100%	67%	100%		
Oroville Listings	122	0	9	41	33	22	6	11	2	38
Active	87	0	7	25	26	16	4	9		
Pending	35	0	2	16	7	6	2	2		
Not Sold	71%	0%	78%	61%	79%	73%	67%	82%		



home/creative spaces designing a multipurpose room

The BHGRE Life-bhgrelife.com

Over the last several years, homeowners and renters have increasingly reimagined their underused spaces, creating multipurpose rooms to meet the influx of new activities and work-from-home challenges. While this initial shift was born out of necessity, the idea of creating multifunctional flex spaces has only grown in popularity as people seek homes that more effectively suit their daily lives. If you want to better utilize your home, read on for our tips for creating the ideal multipurpose room.

Transform an Underused Closet

Depending on its size, an underused closet is brimming with possibilities as a part of a new multipurpose room. For example, a spacious closet in your bedroom or guest room could easily be transformed into a work-from-home office and an extra storage area for supplies. If the closet is shallow but long, consider dividing the space with a closed system for storage on one side and your workspace on the other. For this type of workspace, Melissa Warner Rothblum of Massucco Warner suggests to Martha Stewart Living that people add a small desk, a comfortable work chair, and additional lighting (if necessary). Rothblum also recommends integrating “a few wall-mounted shelves for extra storage, or hang artwork to personalize the space.”

Is there an extra closet near your entertaining space? Consider removing the doors so that it is open to your room and create a customized bar. Marcus Mohon tells Martha Stewart Living that this can be done simply by “removing the shelves and adding a chest, cabinet, or bar cart to store your bottles and barware.” Bring in some mood lighting in the form of a pendant light, and you are ready to host your next dinner party or cocktail soiree.

If you want your bedroom to remain an oasis but need a quiet meditation space that helps you focus, look to that empty closet (or side of the closet). “As long as your closet has a door and provides enough room to sit, Lauren Wills of Wills Design Associates says it can be converted into a mini meditation room,” in an interview with Martha Stewart Living. Redesigning the closet (or dividing a larger one) is easier than you might imagine. Wills explains the details of an ongoing project: “We’re removing the lower

shelves and the hanging bars to make room for a small lounge chair and having a mural painted on the wall to liven things up.” Before you know it, your bedroom will be a multipurpose retreat.

Carve Out Multifunctional Kitchen Stations

Has your kitchen become the center of activity in your home? With some quick rearranging and the right piece of multifunctional furniture, you can create a station in the corner of your kitchen that can easily change as your needs do. My Domaine adores the idea of adding a mini desk/kitchen counter, like one from Arbor & Co., to make a corner of a home’s kitchen or dining area into the perfect multipurpose station. Position the mini desk/counter in the corner, preferably under a window, and add a stool that can be hidden away when not used. With this simple addition, the Magazine raves, “the desk where you take Zoom calls in the morning can evolve into the countertop where you roll out the dough in the afternoon into the table where you work on a jigsaw puzzle in the evenings.”

Design a Multipurpose Guest Room and Workout Area

Do you have a sleeping loft or guest bedroom that rarely hosts visitors? It may be time to invest in a Murphy bed. Long the darling of small apartments, Murphy beds are making a comeback as people are converting underused sleeping spaces into much-loved multipurpose rooms. One of My Domaine’s favorite redesigns comes from Marie Flanigan Interiors who explained to the Magazine that they installed a Murphy bed into an upstairs sleeping loft “so the bed can be tucked away, opening up floor space for a workout area.”

It’s also a terrific idea for studios where you need to create a living, dining, and sleeping space in minimal square footage. Simply put up the bed during the day and wheel over storage footstools and a fold-down table when it is time to entertain.

Make Your Dining Room Do Double Duty

Formal dining rooms took on new life during the pandemic, and they will likely stay the spot of more than just family dinners. While they worked well initially, you may be tired of moving paperwork and computers whenever you want to use the space for dining. If you can spend the time and money, wall-to-wall cabinetry might be the answer. Custom cabinets can house a hidden workspace with a fold-down desk or a crafts studio with a retractable worktable and plenty of shelves for supply bins. Games and puzzles also can be stored here. And if dinner parties are in your future, save one of the cabinets for specialty serving platters, dinnerware, and table linens you don’t use daily.

If you don’t have the time or space to install wall-to-wall cabinets, consider bringing in a convertible armoire that opens to reveal a workspace with charging stations, lighting, and storage for your essential files. When the day is over, close the doors and move your chair out of the way, and the dining room can be restored for a relaxing family dinner with minimal hassle.

Create a Hidden Laundry Room

Are you hoping to invest in a new laundry set up in your home? If your bathroom has a spacious closet or an underused vanity area, it might be

time to convert it into a multipurpose bathroom/laundry room. As you already have water running into the bathroom, this room and the kitchen are often the most accessible places to add stackable (or even side-by-side) washers and dryers. If your bathroom is large enough to accommodate the units, designers at Southern Living love the idea of installing double-louvered doors to effectively create a separate room for the appliances when they are not in use. They also advise that “keeping the bathroom and laundry spaces the same color creates cohesiveness and allows them to function as one room.”

Transform a Large Laundry Area

If your home is blessed with a larger laundry area than you need, this may become the perfect multipurpose room. Southern Living recommends assessing the site to determine if shelving, cabinetry, or an island or table can be added to the laundry room. One of their favorite laundry redesigns created a “well-organized multipurpose laundry room [that] designates separate areas for gift wrapping, odds and ends storage, and laundry.” Once the cubby storage was put in place, the homeowners chose “canvas cubes all in the same shade of blue [to] keep the room looking spick-and-span.” And if you do ensconce a table or island in your new laundry room, you’ll quickly find that it’s ideal not just for gift wrapping but for family craft projects, studying or working-from-home, and as a home improvement task station, when not in use for folding laundry.

Invest in Multifunctional or Convertible Furniture

In addition to Murphy beds, a range of furniture can make any multipurpose room more functional. Folding tables, like the Driness Drop Leaf Console to Dining Table, act beautifully as slim console tables for daily use. Plus, they can be opened and expanded to transition your living room into a dining room that seats six comfortably in seconds.

Sleeper sofas are a quick way to transform a living room or family room into a guest bedroom. But have you seen sleeper ottomans? These wonders are ottomans with storage by day and, after a simple pull, convert to single beds by night. They are a dream invention for studios or small apartments that thrive on the creation of efficient multipurpose rooms.

Do you love the idea of the cabinet or closet workspace but don’t have the square footage for a full-scale conversion? My Domaine is a fan of turning a part of a space into a multipurpose work/live room by opting “for a convertible piece of furniture like the Fold Down Desk sold in Staples stores.” When you can’t commit a space to a desk and cabinet system, this convertible option works wonders. The Magazine raves: “With storage space for notebooks, pens, and desk accessories, you don’t have to rummage for your supplies at 9 am to then have to break it all down and store it at 5 pm. The front is an erasable white board so you can brainstorm Monday-Friday and then update it to match your décor for when you need that space for entertaining or living your life!”



home/staying clean & healthy how to clean your homes surfaces

by The BHGRE life bhgre.com

Are you searching for tips on how to clean your home in the most effective and sustainable way? You are not alone. Over the last few years, people started looking for better ways to clean, sanitize, or disinfect their homes and quickly realized that not every product is suitable for every surface. In fact, some can be downright harmful. Below, we reveal some of our favorite tips for choosing the best products to clean your home's surfaces.

Glass Windows

Well-crafted glass windows and furniture can make your house or apartment sparkle. However, it can be tricky to figure out how to clean your home's glass surfaces properly, which products to use, and how often to use them. For example, the experts at My Domaine recommend window washing every six months to allow for much-needed natural light to stream into your spaces. The pros at the Magazine are fans of using commercial cleaners on them or "a DIY mixture of one cup water, one cup rubbing alcohol, and one tablespoon vinegar," which is often a less expensive way to break through residue for a streak-free result. Use a lint-free cloth (like microfiber cloths) so that you don't have to worry about leaving fuzz behind. Save some of the DIY solution for weekly use on your glass tabletops to keep them fingerprint-free.

Stainless Steel

Many modern kitchens are filled with sleek stainless steel appliances. And while you may love the look, there is no question that these surfaces reveal fingerprints and spills more quickly than other finishes. Start by knowing the basics – you don't want to apply flammable cleaning products to a gas stove or oven. You'll also want to ensure that your new appliances don't offer you specific warnings against using certain products before you begin cleaning.

Generally, you should avoid using oil-based formulas, glass cleaners, or alcohol-based cleaning products on your stainless steel appliances. Instead, Leanne Stapf—the Chief Operating Officer at The Cleaning Authority, suggests to Martha Stewart Living that people try "using products like baking soda that can revive dull stainless steel." All you need to do is apply a small amount of baking soda to a damp, soft cloth and then buff it out and rinse.

Synthetic Stone Countertops

While pretty solid-surface countertops are made to resemble stone, these attractive synthetic alternatives have different cleaning requirements. To keep these seamless counters looking their best, use a damp microfiber cloth to wipe them down daily. For stained areas, gentle dish soap or

ammonia-based products (like glass or all-purpose cleaners) can be used. Are you stumped on how to clean tougher stains from your solid-surface counters? For more difficult stains on shiny synthetic stone countertops, the experts at The Spruce suggest using "a liquid, mildly abrasive cleaner, while stains on non-shiny (matte) finishes are easily cleaned with a baking soda and water paste."

Granite Counters

If you are wondering how to clean your home's granite countertops, experts agree that a gentle cleaner, like a Castile soap or dish soap, is your best bet. Jennifer Parnell, the co-founder of Humble Suds, tells Martha Stewart Living that the advantage of a gentle cleaner over more abrasive ones is that it "will prevent the erosion of the granite countertop's sealant and won't cause any physical damage to the stone." She also advises the Magazine that before using all-purpose products on granite surfaces, "ensure they do not contain citric acid, bleach, or ammonia." Dry the surface with a soft microfiber towel to remove any remaining residue or water, as both can stain granite countertops if left to sit for too long.

Marble Surfaces

Marble tabletops and counters are beautiful to look at but surprisingly delicate and challenging to maintain. Scratches, chips, and stains can happen easily, although sealers should offer protection for a couple of years. According to Martha Stewart Living, the best way to clean your home's marble surfaces is by dusting the surfaces regularly with a soft cloth and "[washing] the marble periodically with a cloth dampened with warm water, and, if necessary, a bit of mild dishwashing liquid." Then, wipe down the surface again with another damp cloth. Never use abrasive cleansers on marble. Spills should be blotted and rinsed immediately to avoid staining. The Magazine also recommends "[applying] marble polish (available in hardware stores) on a regular basis to maintain the stone's luster."

Bathroom Tile

While it makes sense that people might want to use bleach on all-white bathrooms, it may not be the best option if you want to preserve the longevity (and shine) of your bathroom tile. And bleach should never be used on colored tile surfaces. Instead, Better Homes & Gardens is a fan of using DIY cleaners, even on stubborn soap scum. The Magazine recommends "[mixing] 1/2-cup white distilled vinegar with a gallon of warm water." This solution works well when scrubbing wall tile and counters (except those made of granite or marble) and mopping floors.

Shower Doors

Shower doors can be challenging. You are often doing battle with hard-water build-up, mold, and soap scum. The experts agree that you should try to clean shower doors whenever you clean the bathroom – about once a week. While many heavy-duty products are on the market for this type of job, a variation on a DIY favorite can be effective. My Domaine recommends that you fill a clean spray bottle filled with a solution that is "2 parts white vinegar and 1 part dish soap." Shake up the solution, spray it on the shower door, and let it sit for 30 minutes. Wipe the shower door down with a microfiber cloth, sponge, or eco-friendly Swedish dish cloth.

Wood Furniture

When deciding how to best clean your home's wood furniture, you'll want to focus on cleaning products that enhance the piece's natural shine while also protecting it against future sun damage. The Spruce loves Weiman's Furniture Wipes

because the wipes "not only clean dust and dirt off your wood surfaces, but they also polish them." These wipes only use plant-based ingredients, so using them is safe for your kids and pets. As a bonus, the Magazine reveals that "[the] wipes also use a micro-filling technology to remove scratches and protect the surface from future scratches."

Upholstered Furniture

Better Homes & Gardens advises that you take a multi-step approach to deep cleaning your upholstered furniture: vacuum, spot clean, and sanitize. Regular vacuuming is ideal for removing pet hair and crumbs, and it's a great place to start when deep cleaning. Spot cleaning with soap and water can quickly take care of the occasional spill, and it works well when dealing with "heavily soiled" areas. The final step to sanitizing your upholstered furniture, according to Better Homes & Gardens, may be using products "like OxiClean Laundry and Home Sanitizer or Febreze Antimicrobial Fabric Spray." But before you begin, the Magazine cautions, "as with any cleaning agent or fabric surface, it's always best practice to test your sanitizing products for colorfastness on an inconspicuous spot before using it on the entire surface area."

Household Electronics

Our households feature a lot of electronics that need a delicate hand when cleaning and disinfecting. While you need to stop moisture from getting inside your electronic devices, you still want to remove grime, germs, and dust on your screens, remote controls, gaming systems, and computer peripherals. Editors at The Spruce hailed Weiman Electronic Cleaning Wipes as the best way to clean your favorite electronics. The Magazine explains: "Weiman Electronic Wipes are designed to remove dust, dirt, and fingerprints without leaving behind lint or streaks. The formula creates a protective film on your devices that prevents scratches and repels the static that attracts dust and dirt."

For disinfecting your portable electronic devices, you may need to turn to Clorox Disinfecting Wipes. Just be sure to squeeze out any extra liquid from the wipe before using it on your phone or tablet. Then dry the surface with a microfiber cloth to get rid of any residue.

Hardwood Floors

Knowing how to clean your home's hardwood floors can be challenging because you want to deep clean them without warping them or leaving them scratched. Start by removing loose dirt using a cloth duster, vacuum with a hard floor attachment, or soft broom. Next, Mary Gagliardi, the Clorox in-house scientist and cleaning expert, tells Martha Stewart Living that mopping hardwood floors with a solution of "one-fourth cup of Pine-Sol Multi-Surface Cleaner ... with a gallon of water" once a week will get rid of grime while making the floor shine.

An Ace Hardware helpful expert, Lou Manfredini, cautions against using vinegar on hardwood flooring. Why? Manfredini explains that "vinegar is an acid and long-term use will dull the floors." If you are searching for a natural-based cleaning solution, he instead recommends to Martha Stewart Living that people should choose an option "like Bona No Scent Floor Cleaner Liquid," which can be sprayed onto the floor directly, left to sit for two minutes, and then mopped up without a need for rinsing.

food/for the holidays!
best gravy ever

Gravy Ingredients:

1 recipe Basic Roasted Turkey
1 medium onion, finely chopped
2 cup dry white wine
3 cup turkey or chicken stock
Salt and ground black pepper

Basic Roasted Turkey Ingredients:

1 10 pound turkey, brined for 24 to 36 hours*
2 cloves garlic
1 teaspoon salt
¾ cup unsalted butter, room temperature=
¼ cup chopped mixed herbs, such as sage, parsley, thyme, and chives
½ teaspoon ground black pepper
5 tablespoon all-purpose flour
1 large yellow onion, quartered
2 stalks celery with leaves, cut in large pieces
3 bay leaves
5 cloves garlic, unpeeled
2 cup chicken broth

Directions

Prepare Basic Roasted Turkey as directed. Place roasting pan across two burners and cook onion in 1/4 cup of reserved fat over medium heat about 5 minutes or until golden, stirring and scraping up browned bits. Add wine; bring to boiling. Boil gently for 8 to 12 minutes or until liquid is almost evaporated. Add stock and reserved pan juices; bring to boiling. Whisk reserved chilled butter mixture into boiling liquid until thickened. Simmer, uncovered, for 5 minutes, whisking occasionally. Season with salt and pepper.

Basic Roasted Turkey

Preheat the oven to 325 F. Rinse the brined turkey under cold water; pat it dry, inside and out, with paper towels. Mince and mash the garlic and 1 teaspoon salt to make a paste and put in a small bowl. Add the butter, herbs, and pepper and mash together with a fork. Put one-third of the butter mixture in a separate bowl; add flour and stir to combine. Cover and chill for thickening gravy. Rub turkey with remaining seasoned butter, inside and out. Fill cavity with onion, celery, bay leaves, and garlic. Skewer turkey neck skin to back. Tuck drumstick ends under band of skin across tail, if available. If there is no band of skin, tie drumsticks securely to tail. Twist wing tips under back. Place turkey, breast side up, on rack in roasting pan. Insert a meat thermometer into center of an inside thigh muscle, taking care not to touch bone. Pour chicken broth in roasting pan.

Roast turkey 45 minutes undisturbed. Spoon pan juices over turkey. Roast 1 hour more spooning juices over turkey every 20 minutes. Cut string; spoon juices over turkey. Roast 1 to 1-1/2 hours more, spooning over juices every 20 minutes or until thickest part of thigh reaches an internal temperature of 165 F and thigh juices run clear. Remove from oven; transfer turkey to serving platter. Tent loosely with aluminum foil, shiny side down. Let rest 20 to 30 minutes. Remove vegetables from inside cavity; discard.

While turkey rests, pour drippings from roasting pan into heatproof glass measuring cup or fat separator; skim fat. Reserve separated fat and pan juices for Best Gravy Ever.



*HAPPY
THANKSGIVING*

Our Offices will be closed on Thanksgiving Day! We will be back to normal operating hours 11/24/23!

From all of us here, we hope you and your family have a wonderful Thanksgiving!



CALIFORNIA ASSOCIATION OF REALTORS® Research & Economics

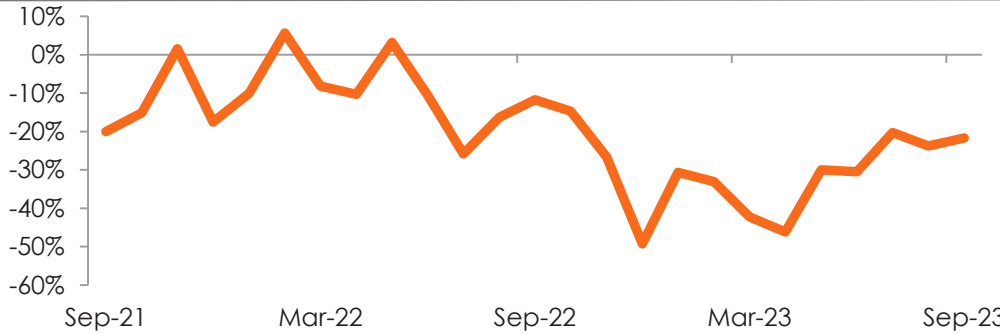
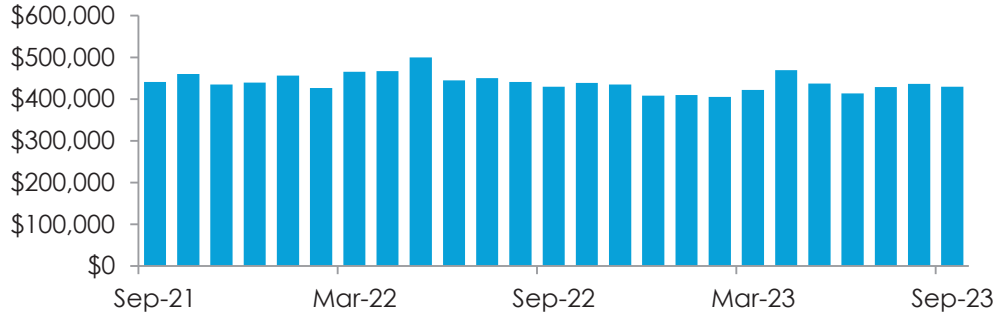
Butte County Market Update

Trends At A Glance For: **September 2023**

Median Price
For SF Detached Homes

\$429,420

-1.6% MTM
-0.1% YTY



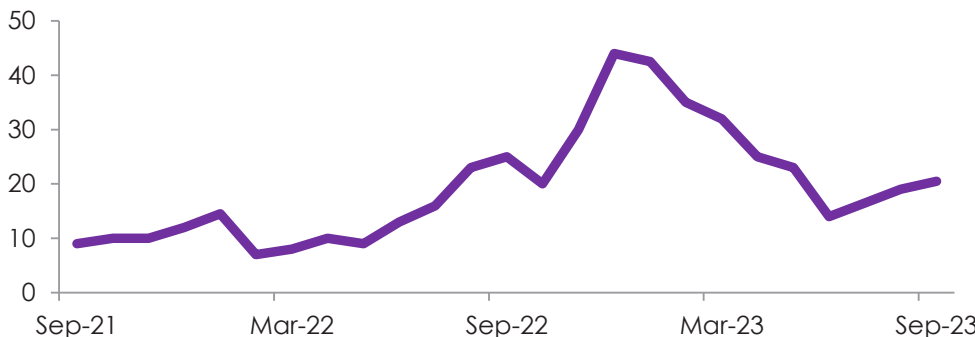
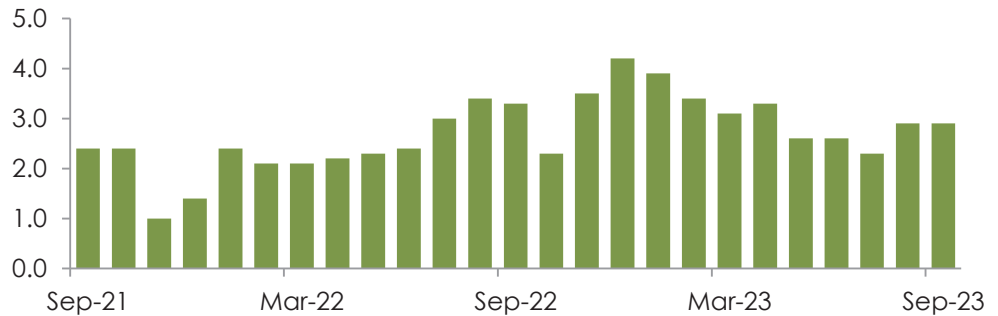
Home Sales
For SF Detached Homes
-21.7% YTY
4.4% MTM
-31.3% YTD



Unsold Inventory
For SF Detached Homes

2.9 Months

0.0% MTM
-12.1% YTY



Median Time on Market
For SF Detached Homes

21 Days

7.9% MTM
-18.0% YTY





HAPPY VETERANS DAY!

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 VETERANS

November 8th, 2018

On the 5th anniversary of The Campfire, we would like to extend our gratitude to the brave first responders that helped our community in its time of need. We would also would like to remember those who we lost in this unfortunate event.

We enjoy seeing our community come together, and we look forward to seeing what the future will bring our beautiful community!

