



december 2023

MARKET REPORT



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MARKET REPORT NOVEMBER 30TH, 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	205	0	9	8	33	53	34	68	3	66
Active	142	0	8	6	17	31	24	56		
Pending	63	0	1	2	16	22	10	12		
Not Sold	69%	0%	89%	75%	52%	58%	71%	82%		
Paradise Listings	123	0	0	8	41	37	19	18	5	14
Active	89	0	0	3	29	24	16	17		
Pending	34	0	0	5	12	13	3	1		
Not Sold	72%	0%	0%	38%	71%	65%	84%	94%		
Magalia Listings	59	2	2	31	17	2	3	2	4	12
Active	45	2	1	21	16	2	2	1		
Pending	14	0	1	10	1	0	1	1		
Not Sold	76%	100%	50%	68%	94%	100%	67%	50%		
Oroville Listings	120	0	6	41	39	20	3	11	5	24
Active	82	0	5	23	26	15	3	10		
Pending	38	0	1	18	13	5	0	1		
Not Sold	68%	0%	83%	56%	67%	75%	100%	91%		



home/enjoying outdoors easy exterior home tweaks

The BHGRE Life - bhgre.life.com

Whether your home is an often-renovated Cape Cod or Craftsman or a relatively new build, chances are good there's something you don't like about the exterior.

A complete exterior home remodel can be expensive. Luckily, there are some easy tweaks you can do yourself that will boost your home's curb appeal and transform it into a house everyone wants to visit. Read on for a few suggestions.

Change Outdoor Lighting Fixtures

You may only need one light to see by in order to get your key in the lock, but does it have to be ugly? Does it have to be centered over the door? Think about your home's symmetry when replacing light fixtures and choose a design that works with your home's style. Eclectic exteriors can quickly become neighborhood eyesores, so "ye olde carriage lantern" fixtures are unlikely to work on a Craftsman style house.

Make Your Door the Focal Point

If you've got an old or standard builder's door, think about replacing it with a door that welcomes visitors. Red doors signify welcome to travelers in American tradition, and in feng shui red is believed to drive away evil forces and promote positive energy. There may, of course, be some exterior colors that just won't work with a red door. But if you can pull it off, it's well worth it. If your interior entryway is dark, buy a door with a decorative glass pattern at the top and consider installing glass panels on either side of the door. It gives the illusion of a much bigger, more expansive entryway. If you worry about privacy, you can always apply adhesive panels that

let light in but prevent people from seeing your interior hallway. Door panels come in dozens and dozens of designs these days, and they're another way to showcase your home's personality.

While you're working on your home's entryway, consider replacing your street numbers with ones that are easily visible from the street.

Rethink Front Yard Landscaping

There is lush and there is jungle. As your home matures, trees, shrubs, and perennials expand to fill the space available to them. While there's no doubt the shade from a deciduous tree can lower your cooling costs significantly, it can also darken your interior in a way you can't control. If you have mature trees that are reaching the end of their lifecycle, consider removing some of them and installing shutters instead. That way you can keep heat out when you need to and let light in when you want it.

As our summers get hotter, replacing standard grass that needs constant watering with drought-resistant plants and lawn cover that never needs mowing makes sense. You can still get a lush, bursting out all over midsummer look you want by installing hanging baskets and porch-flanking flower containers. You can donate perennials you no longer want at plant exchanges, and you may be surprised by the visual impact a less-is-more approach to landscaping can have.

Paint and Restore

Sometimes builders or previous owners just don't get it right. A combination of brick, stone or stucco on one part of the house with the wrong color siding on the rest of the exterior can be jarring. The good news: brick, stonework and stucco can all be painted, and this is one of the cheapest and most dramatic exterior transformations there is. If you decide to replace the siding instead, remember you can always replace the siding at the front of the house and leave the existing siding on the sides and back for a later date.

If you live in an older home whose exterior has been renovated in a way that doesn't match its original design, consider restoring it. Wrought iron porch railings are never going to work on a Craftsman home, and replacing them with something more in keeping with the home's original design

will eliminate the visual disconnect.

Transform Your Porch

An enclosed front porch can be claustrophobic if it's too small, and unless you use it often, you might want to consider ripping it off and installing a portico instead. The inherent drama of a classic, column-supported portico gives your house instant curb appeal and the open front and sides give the same impression of space as high ceilings do in a home's interior. This is one of the easiest exterior home remodels you can make. And if you invest in stylish bistro set and some nice pavers, you may find yourself sitting out in your front yard more than you ever thought possible.



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home/staying clean & healthy 5 things to clean before the guests arrive

by The BHGRE life bhgre.com

If guests are headed your way, you might be feeling pressure to balance your already demanding schedule and deep holiday cleaning. Don't panic! The good news is that you only need to focus on a few, highly-visible areas in your home to make a positive impression and create a comfortable, welcoming atmosphere. If you are ready to get started, read on as we reveal our favorite holiday cleaning tips for creating a guest-ready home.

Declutter and Sweep the Entryway

Whether your entryway opens directly into your living space or it reveals a long foyer, it is most likely to be the place where your boots, coats, umbrellas, and drop zone now reside. It's also the first impression your guests will have of the inside of your home. As Martha Stewart Living points out, "it's hard for your guests to feel welcome if they're tripping over days' worth of your castoffs." It's no wonder then that one of their favorite holiday cleaning tips is to do a major declutter the day before or the day of your festivities.

Start by removing your family's excess stuff. Put extra coats, boots, and other apparel into closets, even if you will need to bring them back out after the event. Similarly, tidy areas that hold mail, extra masks, hand sanitizers, and keys. Wipe down any mirrors and lightly dust table surfaces. If you have the time, do a quick sweep or mop of the entire entryway and threshold once the area has been cleared. After the threshold has been swept, clear away dead leaves or debris from welcome mats or door decorations. Not only will you be amazed at how open and clean everything feels, but your guests will be able to use this space easily for their own needs.

Banish Bathroom Germs

Nothing says "a clean home" like a germ-free bathroom for your guests. One of our most-often shared holiday cleaning tips involves corralling your personal bathroom items before your guests arrive. If you don't have a vanity or bathroom cabinets, grab a decorative or utility container and stash your daily-use items inside. Pop the top on and move the items into your

bedroom or a linen closet after you are finished getting ready. Because they are contained, it will be easy enough to move those items back into your bathroom after your guests have left.

Next, disinfect the counters, sink, and toilet. Wipe down the mirror. Clean the soap dish or dispenser, and place freshly laundered (or disposable) hand towels in an easy-to-access spot. Double-check that there are extra rolls of toilet paper available. Pull the shower/bath curtain closed. If you have glass doors on your shower, you may want to do a quick wipe down to remove any soap buildup. If you have extra time, mop or Swiffer the floor.

Address Any Living Room Mess

Do a quick assessment of whichever room is your social space (living room, family room, glass-enclosed sunroom, etc.) and make a list of the most challenging areas. Southern Living suggests that people start to prepare for guests by dusting "for looks and for those with allergies (you don't want Grandma sniffing and sneezing during the whole visit)." Better Homes & Gardens loves the idea of having a 1-hour holiday cleaning plan, which includes "[vacuuming] high-traffic areas," decluttering throughout the space, "[tidying] stacks of magazines and books," and putting out lightly scented candles.

Vacuum the sofa to ensure that pet hair and any stray crumbs have been removed. Plump the pillows, add a cozy throw blanket, and generally straighten the couch, so it feels welcoming to holiday company. If you have days available for your holiday cleaning, one of Southern Living's favorite tips is to clean the entertaining room's carpet. But if you can't get the entire thing steam-cleaned, consider spot-cleaning where necessary. The Magazine also suggests hiding the remote to keep the focus on family and friends. However, if your holiday traditions include things like Thanksgiving football or Christmas basketball games (or other family-favorite sporting events), do a quick disinfect of the remote before people arrive.

Prep The Kitchen

Cleaning the kitchen when you are hosting holiday celebrations is tricky. We all like to think that we will be finished cooking before the guests ring the bell, but that's often difficult for holidays with a significant food element. Better Homes & Gardens suggests that you divide the tasks into two stages. The first stage would take place before food preparation begins, and the second would occur an hour or so before your holiday festivities start. For example, two days before the event, the Magazine recommends "[cleaning] out the refrigerator, [which makes] room for party foods," "[wiping] down all large and small appliances," removing fingerprints and old cooking splatters from backsplashes and cabinets, and "[taking] recycling to recycling bins or facilities."

If you are faced with only an hour before the arrival of guests, Better Homes & Gardens offers speedy holiday cleaning tips such as "[wipe down kitchen counters with household cleaner," and "damp-mop the kitchen floor." Also, if you are using flatware, glasses, or china that is usually stashed in a cabinet, take a moment or two to rinse off any accumulated dust.

What do you do if holiday cooking has gotten more involved than you anticipated, and you are really pressed for time? No worries. Martha Stewart Living has the answer: "if you're in a pinch or last-minute guests are on their way over, stash the dirty dishes inside the dishwasher and run your sponge over the visible water spots." Take out the kitchen garbage, and you will be ready for the fun to begin.

Freshen the Guest Room

Lastly, if you have guests staying overnight, our holiday cleaning tips include refreshing your guest room. While you don't have to deep clean the room, you will want to ensure that clean sheets are on the bed (or beds) and the surfaces are dust-free. Replace any light bulbs that may have burned out and grab extra pillows. If possible, make some space in the closet so that guests can hang up their holiday finest. And, as one final tip, Southern Living recommends "[making] sure your guests have water, magazines, and fresh towels within reach." It's this extra touch that will make them feel truly welcome in your home for the holidays.



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food/for the holidays!
gingerbread cutouts

Ingredients

- ½ cup shortening
- ¼ cup butter, softened
- ½ cup granulated sugar
- 1 teaspoon baking powder
- 1 teaspoon ground ginger
- ½ teaspoon baking soda
- ½ teaspoon ground cinnamon
- ½ teaspoon ground cloves
- ¼ teaspoon salt
- 1 egg
- ½ cup molasses
- 1 tablespoon cider vinegar
- 3 cup all-purpose flour
- 1 recipe Powdered Sugar Icing or Royal Icing (optional)

Decorative candies (optional)

- Powdered Sugar Icing
- 1 cup sifted powdered sugar
- 1 tablespoon milk
- ¼ teaspoon vanilla

Royal Icing

- 3 tablespoon meringue powder or powdered egg whites
- 4 cup (1-pound box) confectioners sugar,
- 6 tablespoon water

Directions

In a large mixing bowl beat shortening and butter with a mixer on medium to high speed for 30 seconds. Add the next seven ingredients (through salt). Beat until combined, scraping bowl as needed. Beat in egg, molasses, and vinegar. Beat in as much of the flour as you can with the mixer. Using a wooden spoon, stir in any remaining flour. Divide dough in half. Cover and chill about 1 hour or until dough is easy to handle.

Preheat oven to 375 degrees F. On a lightly floured surface, roll out one portion and cut out shapes, rerolling scraps as needed. Place cutouts 1 inch apart on ungreased cookie sheet.

Bake for 6 to 8 minutes or until edges are lightly browned. Cool on cookie sheet for 1 minute. Transfer to a wire rack and let cool. If desired, decorate cookies with Powdered Sugar Icing or Royal Icing and candies.

Powdered Sugar Icing

In a small bowl combine powdered sugar, milk, and vanilla. Stir in additional milk, 1 teaspoon at a time, to make drizzling consistency.

Royal Icing

Beat together meringue powder or powdered egg whites, confectioners sugar, and water in bowl until peaks form, 10 minutes.

Gingerbread Cutouts

Gingerbread People Cutouts:

Prepare as directed, except roll dough until ¼ inch thick. Cut with 4-1/2 to 6-inch people-shape cookie cutters. Bake in a 375 degree F oven for 6 to 8 minutes or until edges are lightly browned. Decorate as desired. Makes about 18 cookies.

To Store:

Place in layers separated by waxed paper in an airtight container; cover. Store at room temperature up to 3 days or freeze undecorated cookies for up to 3 months. Thaw cookies; if desired, decorate.



THANK YOU VETERANS

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".



home/holiday safety

Tips for Keeping a Real Christmas Tree Alive!

By Nafeesah Allan, BHG.com

The adventure of going to a local farm or tree stand to pick up a fragrant fir brings joy to many and reluctance to others. After all, buying a live Christmas tree has its pros and cons. And without proper care, it will dry up before the end of the season. So, the question is, what can you do to keep your tree alive longer? Here, we share pro tips for the best possible results.

How long does a Christmas tree last? How long your Christmas tree lasts depends on how well you take care of it. If it is kept well-watered, a Christmas tree can last around four to five weeks before drying out. You can tell you're doing it right if the tree doesn't shed its needles or bow under the weight of your ornaments. The species of tree also contributes to the tree's lifespan. For example, fir and cypress can last up to five weeks, but pine and spruce tend to make it only about two or three weeks.

Tips for Keeping a Real Christmas Tree Alive

1. Choose a Healthy Tree

Start by choosing the right tree. A healthy tree tends to have fewer brown needles. Also, if you run your hand along a branch and tug gently, very few leaves or needles should come off. Except for spruces, which typically have sharp and stiff needles, the needles of a fresh tree should feel soft and supple rather than brittle.

2. Water It Well

Water is the most important element to keeping your tree fresh and alive. Place the tree in water as soon as you get home. Get a stand with a generously sized built-in reservoir to keep the trunk submerged. "Add free water as the levels decrease daily from the heat of being inside a home," says Dennis Sons of Tennessee Nursery.

Additionally, Sons suggests the following solution. "Add ½ cup of granulated sugar to 5 gallons of water with ½ cup of vinegar. Sugar gives nourishment and also preserves the sap in the tree to keep it alive longer. Vinegar acts as a pH stabilizer and also protects the tree stem from unwanted rot and bacteria." Check the water level daily and replenish it as needed.

3. Trim the Trunk

When you cut a tree, sap will form around the base of the trunk within hours. This natural defense mechanism protects and seals the cut, but the sap also prevents the tree from absorbing the water it needs to stay alive. Around eight hours after cutting, water absorption might slow, so if you're cutting the tree straight from the farm, act fast to get it home. If you're buying a pre-cut tree at a store, ask them to shave off 2 centimeters of the trunk before you take it off the lot. If you're handy, you can do it yourself at home before placing the tree.

4. Buy a Fitting Stand

If the tree doesn't fit the circumference of the stand you own, you might be tempted to whittle down the trunk to fit the stand. However, the outer layers of wood are very effective in absorbing water, so instead of chopping them off, opt for a bigger tree stand.

5. Be Cautious of Heat Sources

While a warm, cozy room is appealing to people, it is less so to a live Christmas tree. In the face of excessive warmth, it will shed its needles to conserve moisture. Live trees dry out quickly if placed near a heat source, including direct sunlight, skylights, furnaces, and electrical devices. Additionally, warm, stagnant water can grow mold.

Sons suggests adding pennies to the water since copper acts as an acid enhancer and reduces fungus and mold.

Also, keep the room's temperature low, and use smaller lights on the tree. Swap standard lights with LED Christmas tree lights, which don't get as hot. To slow the drying process, always turn off the lights when leaving the room.

Christmas Tree Safety Tips

When trees dry out and lights become too hot, it can cause a fire hazard. **Never leave your Christmas lights on for hours unattended.** Also, ensure that all the bulbs and cords are in good condition, which means no fraying or broken light covers.

Learn fire safety basics and make sure everyone in your household is observing safe care of the tree. Keep the tree well-watered and cool. Fresh water and timely trunk care extend the life of your trees by days, if not weeks.



Happy Holidays!

We Will Be Closed on Christmas Day! We will be back in the office on the 26th for our regular schedule.



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