

Better  
Homes  
and Gardens.  
REAL ESTATE

WELCOME HOME

HAPPY NEW YEAR!



january 2024

# MARKET REPORT



## New Years Resolution

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A photograph of a white moving van parked on a street. The van has 'Better Homes and Gardens REAL ESTATE' and 'WELCOME HOME' branding. The van also has a phone number '530-961-3400' and the website 'BHGWelComeHome.com'. The van is parked in front of a building with a sign that says 'COMMUNITY ORGANIZATIONS'.

**USE OUR MOVING TRUCK FOR FREE!**

If you buy or sell with us, you can use our moving van!\*

We also lend our moving van out to:

- Community Organizations
- Non Profits
- Charities
- Schools

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

May you find Butte County as active or restful as you like!

# MARKET REPORT DECEMBER 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>	153	1	5	10	23	37	25	52	13	51
<b>Active</b>	99	1	2	7	14	24	13	38		
<b>Pending</b>	54	0	3	3	9	13	12	14		
<b>Not Sold</b>	65%	100%	40%	70%	61%	65%	52%	73%		
<b>Paradise Listings</b>	101	0	0	9	35	25	19	13	8	30
<b>Active</b>	80	0	0	6	28	20	16	10		
<b>Pending</b>	21	0	0	3	7	5	3	3		
<b>Not Sold</b>	79%	0%	0%	67%	80%	80%	84%	77%		
<b>Magalia Listings</b>	56	3	3	27	17	1	3	2	8	7
<b>Active</b>	41	3	2	18	15	0	2	1		
<b>Pending</b>	15	0	1	9	2	1	1	1		
<b>Not Sold</b>	73%	100%	67%	67%	88%	0%	67%	50%		
<b>Oroville Listings</b>	118	0	11	39	34	18	6	10	8	20
<b>Active</b>	79	0	6	22	22	15	6	8		
<b>Pending</b>	39	0	5	17	12	3	0	2		
<b>Not Sold</b>	67%	0%	55%	56%	65%	83%	100%	80%		



## home/good time to go green! long-term eco-friendly home investments for a more sustainable future

The BHGRE Life-bhgrelife.com

Eco-friendly home improvements can significantly benefit the planet and your wallet. While making choices like purchasing energy-efficient appliances, replacing windows, and switching to renewables to power your home will require an up-front investment, over time, they can make a remarkable difference in the amount of energy you use and waste. Read on as we reveal some of the long-term investments you can make to reduce your carbon footprint while creating a comfortable and eco-friendly home.

### Convert Your Home from Gas to Electric

As cleaner, renewable energy sources become more available, the benefits of converting your home from natural gas to electric multiply. Air source heat pumps are considerably more energy efficient than gas-powered furnaces. And while gas line leaks are relatively rare, carbon monoxide poisoning from home equipment is a consideration, particularly during the winter months when windows aren't open for venting.

The advantages of electric kitchens alone may make you consider electrifying your home, despite the cost of capping off gas lines. Rachelle Boucher, executive chef, electric kitchens expert, and founder of Kitchens to Life, explains to Martha Stewart Living: "Natural gas creates unacceptable amounts of pollution with methane and particulate matter in the air. With induction there's less need for air conditioning and ventilation." You are also eliminating open flames in the kitchen, which reduces the chances of you (or your children) being burned or sparking kitchen fires. You might be surprised at another advantage of transitioning to an eco-friendly induction cooktop: faster, precision cooking.

### Choose Air Source Heat Pumps

If you have a traditional combustion or electric resistance furnace (or boiler) and want to create a more eco-friendly home, it may be time to transition to an air source heat pump. A modern air source heat pump (aka mini split) is a cooling and heating system that is highly efficient, provides consistent temperature comfort (even in frigid weather), and offers precise temperature controls.

It also can save up to 40 percent off your energy bills. Existing state and city energy programs may be available to subsidize your transition — making this investment even more attractive.

### Invest in Eco-Friendly Solar Power

One of the best ways to save energy and design an eco-friendly home is to make the switch to solar power. Zillow Lifestyle Expert Amanda Pendleton advises Real Simple: "Not only can adding solar panels to a home save energy costs and help the environment, but Zillow research finds homes with solar panels sell for 2.6 percent more." While the initial investment is pricey (approximately \$15,000), you will start seeing your energy savings immediately. On sunny days, you are likely to generate far more energy than you need to consume; that energy can be traded to the utility. On high-usage days, you still have access to the grid, should you need more power. Additionally, your bill will not fluctuate the way it does when it is tied to fossil fuel prices. There are also numerous tax credits and rebates (federal, state, and municipal) to help pay for your new solar system. In fact, you can get about 30% of the total system costs refunded to you through a federal tax credit when you file your annual income taxes.

Martha Stewart Living recently highlighted the Solar United Neighbors organization that represents "solar homeowners, community-based solar projects, and clean energy" as a resource for anyone thinking of making the change. Think of it as a "Solar Co-Op" where neighbors commit to enjoying the benefits of investing in sustainable energy together. The Magazine applauds: "SUN is especially unique in that it helps homeowners throughout the entire installation process, from recruiting co-op members, to assessing your roof and finding the right installers."

### Add New Layers of Insulation

When your home doesn't have the optimal amount of insulation, your heating and cooling systems strain to keep your rooms comfortable. The pros at Better Homes & Gardens advise that "[adding] fiberglass insulation to your attic floor and house walls [can] save up to 20% on heating and cooling costs," as it can significantly mitigate energy loss. Other insulation products, like mineral wool, polyisocyanurate panels, sheep's wool, and denim insulation are also environmentally friendly options The Spruce recommends.

### Install Skylights

Maximizing your home's access to daylight can be critical to keeping energy use low. The experts at Better Homes & Gardens suggest hiring contractors to "install skylights in rooms with no windows." As the Magazine advises, well-positioned skylights can bring so much daylight into your space that "during the day, you might not need to turn on a light." Skylights can also help you warm the room naturally during the colder months. And not only can skylights improve the value of your home, but you may be eligible for

tax credits to help offset the cost of installation.

### Upgrade to Energy-Efficient Windows

If you want to upgrade to a more eco-friendly home, it might be time to invest in new windows. Real Simple is a fan of installing double-pane options. The Magazine reports: "According to the Edison Electric Institute, heat leaks through a single glass pane about 14 times faster than it does through a well-insulated wall." The experts at Better Homes & Gardens agree and suggest looking for "Energy Star-rated windows" that are "labeled low-emissivity (low-E) or spectrally selective," which reduce "thermal heat transfer."

### Buy a Tankless Water Heater

If you have started assessing your options for replacing your current water heater, you'll want to consider the benefits of transitioning to a tankless system. While swapping your system will require a bigger investment than replacing it with a more conventional model, experts estimate that tankless water heaters can reduce your energy usage by up to 25 percent and significantly limit water waste — a particularly appealing benefit if you live in areas of the United States that are plagued by drought.

For homeowners, a whole-house tankless water heater is likely to be more beneficial than installing point-of-use tankless heaters because, as The Spruce explains, these "units have higher GPM flow rate capacity and can handle the demand for more than one fixture at a time." Among the units favored by the Magazine, the "Rheem Performance 7.03 GPM Tankless Electric Water Heater" gets a nod for the best overall electric unit because of its performance and ease of operation.

### Purchase Energy Star Appliances

Better Homes & Gardens cautions: "Major appliances are your home's third-biggest energy hog, behind heating, cooling, and water heating." It's not surprising that investing in eco-friendly Energy Star appliances can lead to a significant reduction in energy waste and sizeable savings on your bills. The Spruce reports, "appliances carrying the Energy Star rating typically are 10 percent to 20 percent more energy efficient than non-rated models." Check the bright yellow EnergyGuide labels that specify each appliance's annual energy consumption and the costs of operating the machine while investigating which models will work the best in your home.

### Landscape to Save on Energy Costs

Creating eco-friendly homes includes making smart landscaping choices. In regions that will support them, Better Homes & Gardens proposes "[planting] deciduous trees on the south and west sides of your house" because [in] summer, the leaves will shade your house; in winter, the bare branches will let the sun through for added warmth." In areas experiencing water restrictions due to drought, consider removing grass in favor of sustainable native plantings that require less water while still attracting and supporting birds, butterflies, and bees.



## home/financial health

### financial planning tips to think about when planning a wedding

by The BHGRE life bhgre.com

With all the excitement that accompanies wedding planning, it can be easy to lose track of expenses. Seventy-two billion dollars are spent on weddings in the United States each year according to SoundVision, and Forbes revealed only 26 percent of couples stay within their budget. It's safe to say that most couples need some financial advice when planning their wedding to ensure the costs of their big day don't push back other long-term monetary goals. Many couples choose to purchase a house together after the wedding, and exceeding the wedding budget can mean delaying this next step. Follow these crucial tips to plan a wedding without getting in over your head.

#### Implement plans to start saving

As soon as you are engaged, start putting a little extra away each week. Determine what you can cut back on to save up for the day of your dreams. For example, maybe you won't eat out as often, or you'll reduce your clothing budget. Keep the end goal in mind and these simple sacrifices for the sake of saving won't be so bad.

#### Establish a budget and stick with it

There's no point in having a budget if you don't plan on staying within it. The best financial advice you can get is to establish a reasonable budget, one that allows you to fulfill your wedding daydreams, and stick with it. Make a list of needs and wants for your big day. When you find something you're willing to splurge on, you can refer to your list to see where you can cut back in other areas to accommodate the additional expense.

#### Evaluate costs of different elements

Once you've established a budget, use a wedding planner budget tool to help determine the cost of different components. This tool allows

you to see how much different elements of your wedding will cost. The data can be used to determine where you may be overspending so you can refine your wedding plans to fit your finances. This wedding planner budget tool also helps map out activities.

#### Look for Savings

If you have a general idea regarding the cost of a wedding, consider budget-friendly alternatives to enjoy some savings on your big day. For example, most venues charge significantly less to host a wedding on a weekday or onsite. This could or could not impact the arrival time of attendees, so you may want to look at starting and finishing the event at a later time. Another option is to skip the venue altogether by hosting a frugal backyard wedding. Save on favors by making your own with these DIY wedding favor tips. Likewise, cut down on photography costs by recruiting a friend or someone from your extended network that is an aspiring photographer.

#### Determine how you'll pay

The more expensive your wedding is, the more likely you'll be to put things on credit. While borrowing money is an option, especially when you need a lot of it, it will have to be paid back and depending on the lender, there could also be significant interest. Take this into consideration when determining your wedding budget.

#### Think about your plans

Amid the craziness of wedding planning, it's easy to forget that anything else exists. However, once your big day comes to an end, you will want to start your new life together. Maybe that means buying your first house, or saving money to start a family. If you spend all of your money on the wedding, you won't have a nest egg for the future.

Once your big day is over, you don't want to have massive bills following you for many years to come. Follow the financial advice provided to have the wedding and future of your dreams.

## life/the big day

### have a spectacular wedding on a budget

by The BHGRE life bhgre.com

On any given day in America, a small child is dreaming of their wedding day. They might imagine ice sculptures or a multi-tier wedding cake. As fantasies meet reality, especially with many couples paying for the big day themselves, some aspects must change to meet the budget. Read on to discover ways to save on your big day:

#### Consider reception halls

Venues are the largest expense of a wedding. The location, the reception venue, the ceremony site, and transportation to and from the ceremony can account for \$19,163 (The Knot) of the total cost or 54 percent of a wedding in America. If the backyard isn't your style, consider reception halls. Many of them will offer price discounts on certain days and some even allow you to bring in your own catering.

#### Keep your wedding small

Take a look at your guest list. A smaller guest list means a smaller venue, less transportation, invitations, favors, catering and décor. Sit down with your intended and discuss which guests can be cut. Family should be looked at last, but co-workers or friends that have not kept in touch over the years can be culled from the event. Make sure that both of you agree. If family is helping to pay for the wedding, ask for their input to avoid hurt feelings.

#### Be Frugal on the Flowers

Flowers are a statement piece for any wedding. However, they're also one of the most expensive components of a wedding. While flowers are often non-negotiable for couples, there are some tricks to help you save. Speak with your florist about your frugal flower aspirations. While you won't be able to get peonies on a carnation budget, there are various options that fall in between the two. Depending on the season, you may be able to get a luxury flower on a reasonable budget.

Alternatively, if you're unable to compromise on the flowers, consider repurposing them. You can turn flowers from your arbor into centerpieces for the tables, put your bouquet flowers into table vases at the reception and line the hall with the flowers from the ceremony aisle. Learn how to arrange flowers like a pro and transfer your décor from the ceremony site to the reception venue. The cost of your wedding doesn't have to determine the beauty of

food/fun treats!

## chocolate cake donuts

### Ingredients

Nonstick cooking spray

1 cup white whole wheat flour

¼ cup unsweetened cocoa powder

½ teaspoon baking soda

¼ teaspoon salt

½ cup packed brown sugar

½ cup vanilla low-fat yogurt

¼ cup refrigerated or frozen egg product, thawed

2 tablespoon canola oil

1 teaspoon vanilla

½ cup powdered sugar

1 tablespoon unsweetened cocoa powder

1 tablespoon milk

2 teaspoon sprinkles or nonpareils

### Directions:

Preheat oven to 325°F. Coat a mini doughnut pan with cooking spray; \* set aside.

In a large bowl stir together flour, ¼ cup cocoa powder, baking soda, and salt. In a small bowl combine brown sugar, yogurt, egg, oil, and vanilla. Add yogurt mixture all at once to flour mixture, stirring until smooth.

Spoon batter into a large resealable plastic bag. Cut off one corner of the bag; squeeze batter into the prepared indents in doughnut pan, filling each about two-thirds full. Smooth tops. Bake about 10 minutes or until doughnuts are nearly firm when lightly pressed. Cool in pan on a wire rack for 3 minutes. Remove doughnuts from pan. Cool completely on wire rack.

For icing, in a small bowl stir together powdered sugar, 1 tablespoon cocoa powder, and milk until smooth. Dip cooled doughnuts into icing, allowing excess to drip back into bowl. Return doughnuts to wire rack. Top with sprinkles.

### \*Tip:

If necessary, bake doughnuts in two batches, washing pan and coating again with nonstick cooking spray before adding the remaining batter.



# 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".



# the 2024 annual report is here!



## ask your local agent for your copy as soon as you can!