

**Better
Homes**
and Gardens.
REAL ESTATE

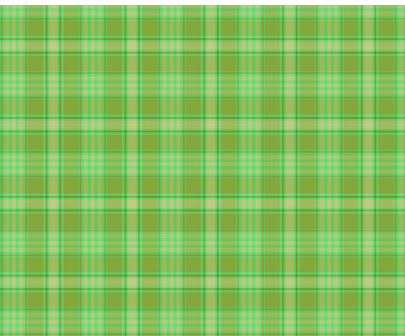
WELCOME HOME

APRIL 2024



april 2024

MARKET REPORT



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How to Fire-Harden Your Home

Did you know embers are the most dangerous part of a wildfire? Carried by the wind, they can land directly on your house and ignite it, even when the full blaze seems to be a safe distance away.

That means when it comes to fire safety, you have to consider every inch of your house as a potential vulnerability. But there are steps you can take today to protect your home and your family to make sure you and every part of your home is "hardened" in preparation.

FIRST, ADDRESS THESE VULNERABILITIES:

- Consider re-roofing a roof built with shingles or wood. Use materials with a Class A fire rating, such as composition shingles, tile or steel.
- Inspect for and cover up any gaps in the roof to prevent falling embers from entering the house.
- Cover up any open vents, including chimneys, with 1/8" mesh to keep out falling embers. Move any combustible items away from the vents, both inside and outside.
- Consider remodeling wooden walls with ignition resistant materials such as stucco, fiber cement or fire-retardant-treated wood.
- Cover up rain gutters with screens to prevent

STAY ON TOP OF ONGOING MAINTENANCE:

- Make sure the home's address is clearly visible from the street, which will make it easier for emergency vehicles to find the house.
- Purchase at least one fire extinguisher for the house - two if there is a detached garage.
- Regularly clean out rain gutters.
- Remove dead plants or dry leaves from the property and regularly trim trees that come close to the house.
- Clean outdoor decks to remove leaves that get trapped between deck boards.



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 MARCH 31ST, 2024

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	194	0	5	17	36	46	25	65	6	50
Active	115	0	4	10	23	22	14	42		
Pending	79	0	1	7	13	24	11	23		
Not Sold	59%	0%	80%	59%	64%	48%	56%	65%		
Paradise Listings	108	0	1	11	37	30	13	16	1	27
Active	78	0	0	7	26	23	11	11		
Pending	30	0	1	4	11	7	2	5		
Not Sold	72%	0%	0%	64%	70%	77%	85%	69%		
Magalia Listings	60	5	5	29	15	3	1	2	0	11
Active	36	2	2	15	12	2	1	2		
Pending	24	3	3	14	3	1	0	0		
Not Sold	60%	40%	40%	52%	80%	67%	100%	100%		
Oroville Listings	137	1	7	34	41	28	9	17	5	34
Active	103	1	3	26	28	23	6	16		
Pending	34	0	4	8	13	5	3	1		
Not Sold	75%	0%	43%	76%	68%	82%	67%	94%		



home/budget conscious planning higher cost cutting into your home improvement budget? opt for these diy solutions

The BHGRE Life-bhgrelife.com

Renovations can add value to your home and increase the enjoyment of your dwelling, but the costs for various projects also have the potential to pile up. What do you do when you want to prepare a home for sale or give it a makeover without going into major debt or depleting your savings?

Many homeowners turn to DIY solutions that may take some time and a bit of research but often prove worth it in terms of money saved and happiness gained.

Projects like painting and power washing typically require only a few days to a week of your attention. Others, such as laying tile or resurfacing floors, may demand a lengthier commitment, but with the right attitude, they can produce years of benefit for little cost.

Here are some DIY solutions you might want to take on if your budget is tight but your inspiration lofty.

Paint Your Home

Interior walls with scratches, scuffs, and outdated colors can use a new coat of paint. Fresh paint will likely make a dramatic difference in the overall look of your home and present it nicely to future buyers.

Depending on your style and interior design goals, you may want to play with color, for instance, painting a statement wall or an entire room in a bold hue. Homeowners who plan to sell in the near future should heed expert advice that says to stick to a neutral shade carried throughout the house.

Painting an exterior might take a little more work, especially if you have a two-story home. But, those not opposed to erecting and climbing ladders and scaffolding may want to dive into this project.

With any painting project, it's important to properly prep your surfaces, research the different paint types and materials, and test your color on a

small section. While involved, this DIY solution is usually a much cheaper option than hiring someone to do the job.

Update Fixtures

Swapping old outlet covers, switch plates, curtain rods, door knobs, light fixtures, and faucets can be a cheap and easy way to give an outdated home a quick update. Often, homeowners overlook these minor parts of a home until they look so bad they can't be ignored or it's time to sell.

Consider that attractive switch plates and outlet covers typically cost less than \$5 each. Additionally, you can usually get modern curtain rods and door knobs cheaply. Good quality light fixtures and faucets may run you a couple of hundred dollars or more (especially for luxury versions with touch or sensor technology built in), but consider their impact on your home for a relatively low cost.

And, remember that instead of paying a handyman, electrician, or plumber to install fixtures, you can do it yourself and save money. Some great video tutorials available online walk you through every step of the process. Of course, when working with electricity and plumbing, it's wise to research ways to keep you and your home safe before you begin.

Upgrade Window Treatments

Shabby curtains, shades, and blinds don't add value to your home and they may, in fact, decrease it. For just a small cost, you can upgrade your window treatments yourself to lighter, brighter, and more contemporary versions that provide privacy while giving your home an airy and open look.

There are plenty of low-budget options available for beautiful drapes, shutters, and horizontal or vertical blinds. Some of the most impressive window treatments we've seen, however, require a bit more of an upfront investment (i.e., smart shades and blinds with voice-activated opening and closing) but are still a cost-effective solution if installed yourself.

Restore or Reveal Hardwood Floors

It's possible to bring original or replacement hardwood floors back to their like-new splendor with a little time, elbow grease, and money. Consider that flooring often makes or breaks a room. Imagine, for example, how much more dramatic a dining room or study could be with pristine hardwood to set the mood.

Likewise, pulling up old flooring to reveal hardwood underneath can be worth the effort, especially in a period home. Not sure if you have hardwood underneath your laminate, tile, or carpet? Some homeowners are willing to take the risk of time and money to pull up a small corner of old flooring and potentially reveal a treasure underneath.

Stain or Paint Kitchen Cabinets

Purchasing and installing new cabinets, or even new cabinet doors, is not cost-effective in many markets. Instead, homeowners often trade a little time for a fresh coat of paint to breathe life into a stale kitchen or bathroom.

As on walls, new paint on cabinets and cabinet doors can completely transform a room. Depending on your design and real estate goals, you may want to paint cabinets a neutral shade or go bold with a dark or bright hue, or lather on an ultra-high gloss.

Remember, though, that before you start this DIY project, it's essential, again, that you research methods for prepping your surface and choosing the right materials.

Are you considering fixing your home and putting it on the market? Better Homes & Gardens Real Estate® can help you when you're ready.



are you looking for a
professional? ask your
local bhgre realtor!



home/preparing for the sale!

how to refresh your home in 2024 for a quick sell

by The BHGRE life bhgre.com

How to Refresh Your Home in 2024 for a Quick Sell

Are you planning to sell your home in 2024 but unsure what repairs or updates to make before you list? While it's wise to tend to fixes and upgrades prior to putting your home on the market, you need to think carefully about what to makeover if you want to attract buyers and get the most money from your sale.

Experts agree that checking comparative properties and considering your return on investment is an excellent initial step in deciding how to refresh your home for a quick sell. Since every home seller has different circumstances, we've compiled a list of general guidelines to help you figure out what you might want to renovate.

Here are some of the fastest and most affordable ways to update your home for a quick sell in the new year.

Freshen Up Paint

Real estate agents frequently advise clients to paint their homes before they sell. Scratches, scuffs, chips, and peeling areas accumulate over the years, and while the homeowner may not notice them, buyers typically do. Additionally, many homes' paint colors are faded, outdated, and unattractive to modern buyers. You don't have to have a huge renovation budget to invest in a new coat of interior or exterior paint. If money is tight, find a good and affordable one-coat paint and then choose a neutral color to create a blank canvas for buyers. Freshly painted properties often sell quicker and command top dollar.

Declutter

Cluttered homes tend to look disorganized and unkept, and they can prevent a buyer from

seeing a property's full potential. Decluttering, therefore, is one of the most effective refreshes you can make before you sell and it's one of the cheapest. To declutter your home and turn it into a space that buyers can envision as their own, go from room to room, eliminating anything unnecessary. Store, give, or throw away knickknacks, furniture, and other personal belongings that you don't use or that don't add to the picture you want to paint for a future buyer. Think about model homes you've been in or staged rooms you've seen in magazines. This is the image you need to present to buyers if you want to sell your home fast. Don't forget to declutter drawers, cupboards, and closets and organize what's left.

Maximize Curb Appeal

Maximize your home's curb appeal if you want to sell quickly. You can get a realistic look at how your property's exterior appears to potential buyers by walking the route leading from the street to your front door. Stand from a distance and inspect your house numbers, mailbox, garage door, gutters, walkway or entry steps, porch or deck, and front door. Pay close attention to landscaping, exterior lighting, railings, and fixtures like door knobs and doorbells. Does anything need to be fixed or refreshed? How can you make your home stand out from the crowd, either in cleanliness or design?

Update Window Treatments

New window treatments make a massive difference in how a home presents to potential buyers. Old, antiquated, and torn or broken blinds, curtains, and shades can make an otherwise acceptable property look outdated and even like a fixer-upper. For a small investment, you can update your window treatments to modern versions that help brighten a room and delight buyers. When choosing new window coverings, consider options that allow privacy while letting natural light in. Also, take note of the new smart designs with high-tech and hands-off controls for ease and efficiency.

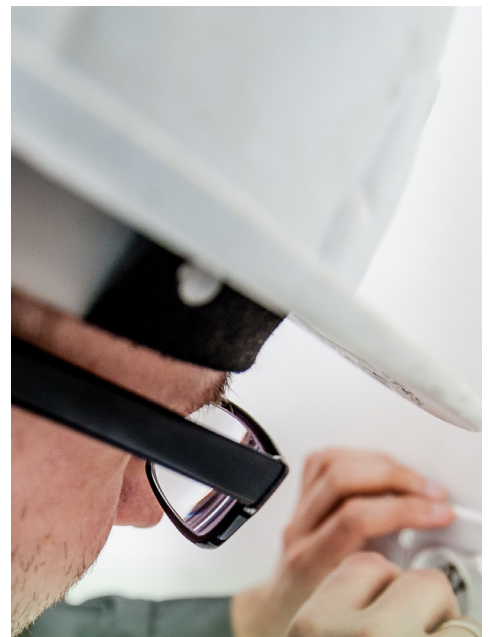
Remodel Your Kitchen

Remodeling a kitchen returns 98.5% of a homeowner's investment and promotes a quick sell. Even if you don't want to or can't do an extensive kitchen makeover, consider a minor refresh with a new backsplash, coat of cabinet paint, hardware set, major appliance, or statement light fixture. New kitchen tile can make the difference between a dated space and a modern room that's ready for a new buyer.

Focus on Fixtures

Great lighting makes a massive impact and produces a 'wow' factor that can convince buyers your home is what they're looking for. Today's lighting trends include textured and subtle pendant lights, hidden lights, and mixed-metal fixtures. When refreshing the lighting in your home, remember to ensure all bulbs match. Additionally, for a fast sell, focus on refreshing door knobs, electrical outlets, cabinet hardware, and faucets. Replace any that are dented, scratched, not working, or past their prime in appearance in any way.

Ready to start prepping your home for a quick sale in 2024? Let Better Homes & Gardens Real Estate® help.



are you looking for a
professional? ask your
local bhgre realtor!

food / *leftovers galore!*

ham salad is the most delicious way to use up your holiday leftovers!

Old-fashioned ham salad is a nostalgic recipe that's made with cooked ham, relish, and mayo. It's a great way to repurpose roast ham leftovers. For many of us, it evokes childhood memories of lunches after Christmas and Easter. It's great served with veggies, crackers, or spread on bread to make a sandwich. It's as easy as tossing ingredients in a food processor. Get our recipe for the best ham salad including tips for storing any leftovers.

Ingredients

2 1/2 cups cubed cooked ham (10 ounces)

1/2 cup finely chopped celery (1 stalk)

1/4 cup thinly sliced green onions (2)

1/2 cup mayonnaise

4 teaspoons sweet pickle relish

Directions:

Place ham cubes, celery, onion, mayonnaise, and relish in a food processor. Cover and process until creamy and finely chopped. Transfer to a small bowl. Cover and chill for 1 to 4 hours

home improvement / *ask a pro* top bathroom color trends

Answer:

Color can be fun to experiment with but don't go crazy with extra bold color choices since you are planning to sell.

There are a few things to consider when painting your bathroom:

- The overall color flow in the entire house. A house show's best when a simple color palette is used throughout a house. The home feels larger and not so broken up when each room is a different color.
- What color is your bathroom tile, counter top, cabinets, faucets, wood-work, and flooring? What color will highlight these features?
- What style is the house and decorating style?
- What kind of lighting is in the bathroom as lighting changes the warmth and tone of the paint color?

Question:

I'm getting ready to repaint my bathroom. What are the top color trends that will help me sell my home?

Today's top color trends are going away from the cooler shades of gray (that have been trending for over 12 years). Homeowners are looking for warmth and coziness that comes from warmer colors used in a house. For gray tones, look for shades of light gray that have a warm yellow or red hue and not a cool blue hue. A nice greige is a good option as it bridges the gap between gray tones and beiges. Also in a bathroom, you can't go wrong with a white paint as it can give that hi-end spa bath appearance. White will let the features of the bathroom shine so make sure everything else looks good. If you dislike white paint, go with a light color on the walls and then bring in fresh white towels and rugs with textures for a fresh, clean look. And to keep the trendy look going, add other textures such as a nubby

wicker trash can and bring in a live green plant in a small basket or textural ceramic flowerpot. Bringing outside elements into the home is a trend that isn't going away.

Best of luck,
Max Wilker
Style Director
Better Homes and Gardens Brand
Licensing

How to Fire-Harden Your Home

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- Cover up any open vents, including chimneys, with 1/8” mesh to keep out falling embers. Move any combustible items away from the vents, both inside and outside.
- Consider remodeling wooden walls with ignition resistant materials such as stucco, fiber cement or fire-retardant-treated wood.
- Cover up rain gutters with screens to prevent leaves from accumulating.
- Ensure that the only plants within 20 feet of the house are small, well-pruned plants with high moisture content. Ideally, there should be no vegetation within five feet of the property.
- Install multi-paned, tempered glass to reduce the chance of windows breaking due to the heat of a fire, which then creates opportunities for embers to enter the house.

- Make sure the home’s address is clearly visible from the street, which will make it easier for emergency vehicles to find the house.
- Purchase at least one fire extinguisher for the house – two if there is a detached garage.

STAY ON TOP OF ONGOING MAINTENANCE:

- Regularly clean out rain gutters.
- Remove dead plants or dry leaves from the property and regularly trim trees that come close to the house.
- Clean outdoor decks to remove leaves that get trapped between deck boards.
- Check fire extinguishers annually to be sure they have not expired.
- Ensure the driveway and local access roads are in good condition.

Sources: University of California Cooperative Education, *Wildfire Preparation & Recovery*;
CAL Fire, *Hardening Your Home*.



the 2024 annual report is here!



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