

**Better
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REAL ESTATE

WELCOME HOME

JULY 2024



July 2024

MARKET REPORT



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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!

Made exclusively for the clients of Better Homes and Gardens Real Estate - Welcome Home

MARKET REPORT

JUNE 30TH, 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	268	0	8	21	35	58	44	102	4	74
Active	165	0	3	13	20	27	30	72		
Pending	103	0	5	8	15	31	14	30		
Not Sold	62%	0%	38%	62%	57%	47%	68%	71%		
Paradise Listings	122	0	0	12	42	37	19	12	6	15
Active	93	0	0	7	29	32	16	9		
Pending	29	0	0	5	13	5	3	3		
Not Sold	76%	0%	0%	58%	69%	86%	84%	75%		
Magalia Listings	77	4	15	30	17	7	2	2	2	9
Active	53	2	8	19	16	5	2	1		
Pending	24	2	7	11	1	2	0	1		
Not Sold	69%	50%	53%	63%	94%	71%	100%	50%		
Oroville Listings	214	1	12	58	69	35	16	23	4	31
Active	156	0	6	41	47	26	14	22		
Pending	58	1	6	17	22	9	2	1		
Not Sold	73%	0%	50%	71%	68%	74%	88%	96%		



home/new home advice

5 home maintenance tasks for first-time buyers to complete after moving in

BHG.com

Moving into a new home is an exciting time, and the urge to decorate and nest is usually high. “Being a first-time homebuyer can be daunting, and quite frankly, a little overwhelming,” says Will Palmer, broker and owner at Better Homes and Gardens Real Estate Historic. “From looking at and selecting a home to learning the ins and outs of financing and actually getting to closing, many buyers are exhausted by the time closing day comes around.”

But there’s one more checklist you should consider as you settle into your new digs, beginning with the more mundane tasks such as forwarding your mail, changing your driver’s license, and getting your kids enrolled in a new school. Here are a few things you’ll want to do immediately upon moving in to ensure your home is safe, sound, and in good shape.

1. Change the Locks

Whether you do it yourself or decide to hire a pro, changing the locks should be among the first priorities for new homeowners. This service runs about \$50 to \$200, depending on where you live and how many locks you need to have replaced.

“If you get a home warranty, they’ll give you a low cost or complimentary lock change,” says Lisa Lundt, a real estate agent with Better Homes & Gardens Real Estate Universal.

Changing the locks ensures that the previous owner and anyone they shared their keys with cannot enter the home once you move in. It’s a safety measure that will give you peace of mind and allow you to customize the locks on your home. For example, maybe you want all of your

keys to match, or you’re looking to upgrade to keypads or smart locks.

2. Do a Deep Clean

Chances are, the previous owner did a quick job of cleaning up before they moved out. But in most cases, moving into a home illuminates all the overlooked cobwebs, dust, and streaked window panes. “Have a thorough deep clean done of the home, including having air vents professionally cleaned,” Palmer suggests. A deep clean will give you a fresh canvas as you move your belongings into your new space. This service can cost anywhere from \$200 to \$400 depending on the size of your home.

3. Hire Pest Control

You might not see any bugs, but chances are they’re there. Palmer suggests hiring a pest control company on day one to ensure long-term maintenance of your home. In many cases, the previous owner might have paid for a service that kept your property in good shape, but you shouldn’t go too long without overlapping service if you want to keep ants, roaches, and termites at bay.

This is a relatively affordable monthly service ranging in price from \$30 to \$100, depending on location, the extent of your problem, and the size of your home.

4. Address Your Home Inspection Report

Chances are you had a home inspection done before closing on your home. That report serves as a leveraging tool in buying your home and lets you know what you’re getting into with a new home. But don’t just toss it out once you’re moved in.

A home inspection report will point to problems you need to address before moving in and soon after. A common concern is smoke alarms, for instance. Lundt says your report will tell you which rooms have them and which

need to have their batteries replaced.

From there, you’ll want to address the bigger issues in your home. “Check the age of the roof and make sure it’s in tip-top shape,” Palmer says. “If not, consider having it replaced so that you can enjoy years of carefree living.”

Do the same with your water heater. “If it is older than 10 years, I recommend replacing it,” Palmer says. “You’ll have better efficiency and fewer chances of leaks, etc.”

Finally, take a look at your home’s windows, ensuring they’re tight and secure, Palmer says. “I personally just bought an older home built in the 1920s and even though the windows were original and charming, I elected to replace all of them with new energy-efficient vinyl-clad windows,” he said. Doing so will ensure your heating and cooling bills remain reasonable.

5. Review Your Home Warranty

Most buyers elect to pay for a home warranty at least for the first year in their new home, but many buyers never bother to review the fine print. “People really don’t understand home warranties, and so we always recommend they contact the company before making repairs,” Lundt says.

Many home warranties cover your home’s HVAC systems, appliances, and major problems such as roof or plumbing leaks. Before you hire a handyman to come out, contact your home warranty company to ask what’s covered. You could save a lot of money.

For Extra
Organization
Tips, Check out
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Theres great
advice on most
anything you
can think of!



home/interior design

home trends: what's in and what's out in 2024

BHG.com

For years, it seemed like the goal of every major home overhaul was to tear down as many walls as possible—new builds exalted the open floor plan. But as was the case with so many other home design trends, the pandemic changed our perspectives. Our homes became our offices and schools, and we suddenly remembered the value of walls.

As many people have returned to in-person work and school, the need to create a designated site for every activity has lessened a bit. But the appeal of creating some separation in shared spaces has remained—there's something nice about stepping away from your work desk and closing the door on that part of your life at the end of the day. And while serving dinner in a formal dining room used to seem antiquated, now having an area just for friends and family to gather around the table can feel like the perfect way to make lasting memories.

So, how can you create these special spaces without overhauling your home? The answer just might be a partition wall.

If you're looking for an easy way to shake up the look and function of your home, partition walls can create a fresh new design without

needing to close off entire rooms. We've even gathered a few construction-free tips to try this trend. Read on for more information on why you might consider partition walls for your next renovation project.

What is a partition wall?

A partition wall is a partial, non-load-bearing wall that creates designated sections in a space without completely closing it off, allowing for flexible and functional rooms. There are several different options for partition walls, and your exact layout will ultimately depend on the effect you're trying to achieve.

Partition walls can be an excellent solution for people with hybrid work schedules or for families who might need some designated "kid spaces" that are still part of the main living area.

Another part of the appeal of breaking up spaces is that it also makes your larger home a little easier to decorate and work with. When you have a large, square room with no delineation, it can be hard to figure out where to group seating and dining areas, and it can feel like the furniture is adrift. Creating nooks with partition walls can help give each spot a purpose and create a pleasant flow in your space.

Is a partition wall right for you?

Before adding a partition wall, you'll need to assess if it would really be a solution to your design dilemmas.

If you want privacy for an office for confidential calls or a guest bedroom where visitors need their own space, a partition wall is likely not enough. This would be the time to call in a contractor and put up a full, non-load-bearing wall to create a separate room.

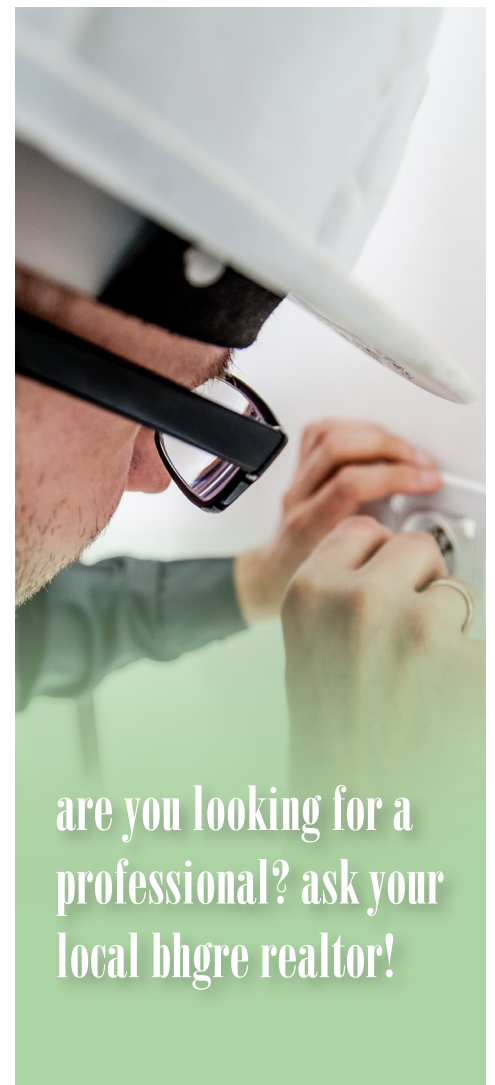
However, if you have a multifunctional space or just need to divide things up a bit, then the partition wall makes a whole lot of sense. One way to implement a partition wall is to secure a row of vertical panels to the ceiling—how close together the panels are affects how much the space will feel separated from the main living area. You might also choose to have the panels swivel—like a shutter wall!—or work on tracks so you can open and shut them or move them to create more of a modular room effect. This way, you can close the space off when you're using a nook as an office and then retract the wall to reveal more open space when you're in entertaining mode.

Some partition walls also incorporate glass to maintain sight lines and allow sunlight to continue through your home while still cutting down on noise and giving a sense of separation. By choosing materials like wood and glass paneling, you can create designated spaces plus an interesting design element.

If you're not ready for a permanent commitment, or if you rent your home, there are ways to cheat a partition wall, too. You can use tall bookcases to section off space—just make sure to anchor them to the wall if you have small children or rambunctious pets around! This hack is particularly nice for an office or study area. Another solution is to use rice paper or wooden screens as room dividers. You can paint them to match your decor or purchase some with art included to enhance the room's overall design.

Finally, you can also use curtains to break up the space. If you want to keep things light and airy, choose sheers. To completely block off an area and create something like a movie room, thick velvet curtains will not only block out light but also help dampen sound.

However you decide to break up your living areas, a little separation can go a long way in creating usable rooms for your whole family to enjoy. And the ability to choose when you need some space to be apart can make the time you spend together that much more enjoyable!



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drink/sweet treats!
tres leches strawberry shortcake

ingredients

1 ½ cup all-purpose flour
¾ teaspoon baking powder
¼ teaspoon kosher salt
½ cup butter, softened
½ cup plus 1 tablespoon granulated sugar
2 large eggs, room temperature
½ cup buttermilk
½ teaspoon almond extract
1 14 ounce can sweetened condensed milk
⅔ cup buttermilk
1 ½ cup heavy cream
2 pound fresh strawberries, hulled and sliced
1 tablespoon fresh lemon juice
1 tablespoon powdered sugar

Iconic Mexican and American desserts meet in this dessert mash-up.

Directions:

Preheat oven to 350°F. Grease a 10-inch cake pan. Line with parchment paper. Grease parchment.

In a medium bowl whisk together flour, baking powder, and salt.

In the bowl of a mixer fitted with the paddle attachment combine butter and 1/2 cup sugar; beat on high until fluffy. Add eggs; beat until smooth. Scrape down sides of bowl. Add 1/2 cup buttermilk and the almond extract; beat until smooth. Add flour mixture; beat until just combined.

Spoon into prepared baking pan; spread evenly. Bake about 30 minutes or until cake is golden and a toothpick comes out clean.

In a medium bowl whisk together sweetened condensed milk, 2/3 cup buttermilk, and 1/2 cup cream. Using a skewer, poke cake all over. Pour milk mixture over warm cake. Chill, covered, at least 3 hours or overnight. Invert cake onto a wire rack. Remove parchment. Transfer to a serving plate and bring to room temperature at least 30 minutes before serving.

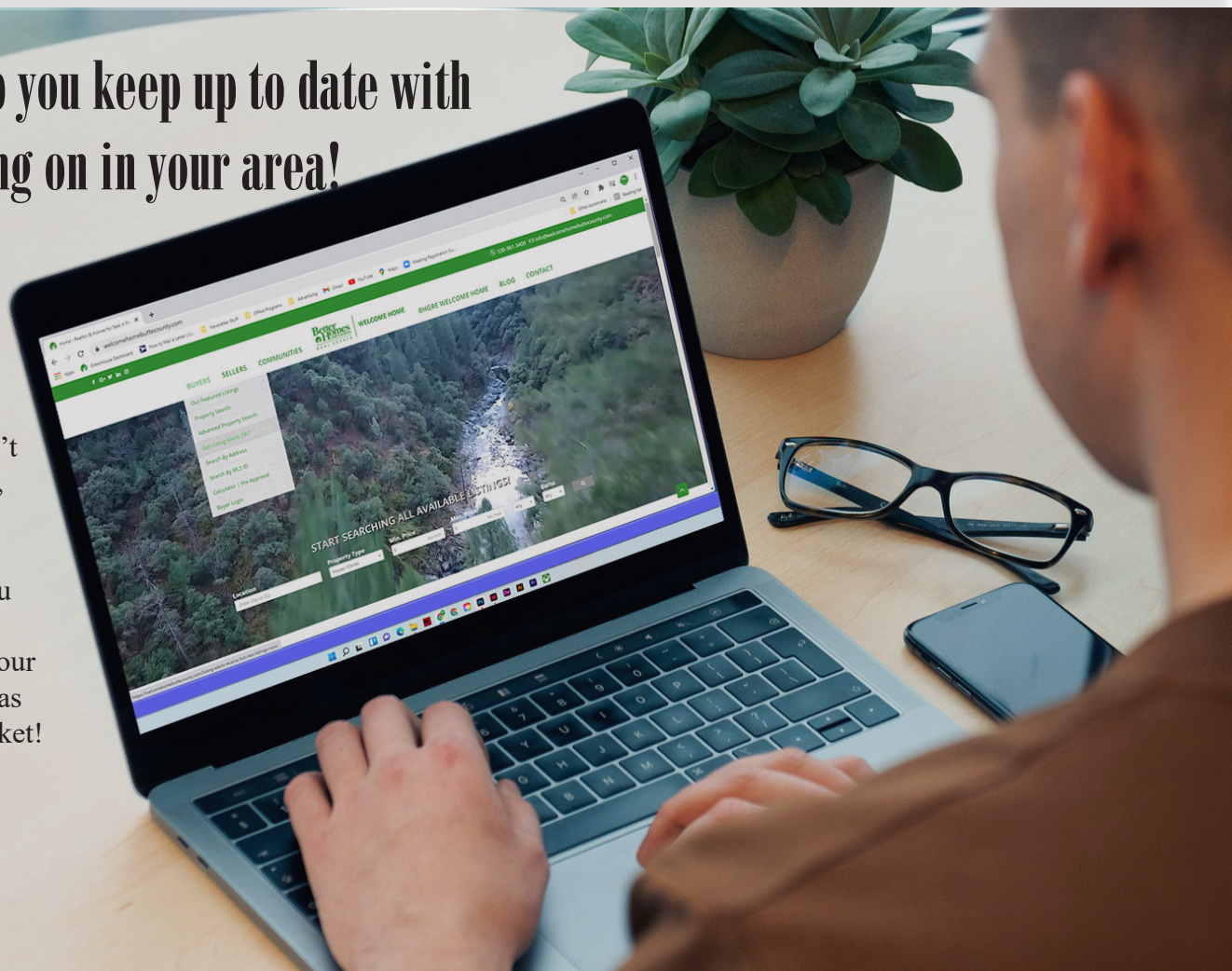
Meanwhile, in a large bowl combine strawberries, lemon juice, and remaining 1 tablespoon granulated sugar. Let stand at room temperature at least 30 minutes.

In a medium bowl beat remaining 1 cup cream and the powdered sugar with a mixer to stiff peaks. Spread over cake. Top with berries. Makes 10 servings.

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whats going on in your area!**

If you're tired of looking through website after website of listings that don't fit your needs, call our agents!

We can send you listings to your emails that fit your criteria as soon as they hit the market!



California May 2024 Sales and Price Report

Time on market shrunk into the mid-teens

May 2024
16 Days

May 2023 - 17 Days

May 2024
18.6%

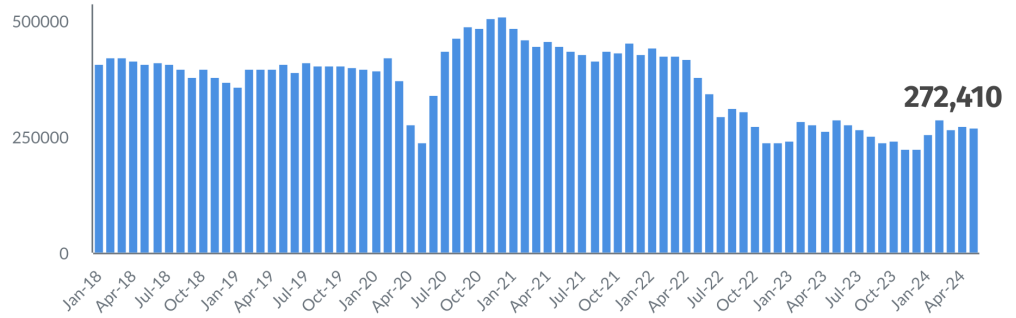
YTY% chg. in new listings

New listings recorded strong double-digit gain

Inventory constraints remain the biggest challenge in the market

May 2024
2.6 Months

Sales pulled back as mortgage rates surged to 5-month high



California median home price reached a new all-time high



CALIFORNIA ASSOCIATION OF REALTORS®

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THANK YOU VETERANS

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*Have a Happy
and Safe Fourth
of July!*

*Our office will be close in
observance of July 4th, and
5th! We will see you on
Monday!*