

**Better
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REAL ESTATE

WELCOME HOME

SEPTEMBER 2024



september 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 AUGUST 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	233	0	4	17	33	52	35	92	5	84
Active	139	0	2	9	23	24	19	62		
Pending	94	0	2	8	10	28	16	30		
Not Sold	60%	0%	50%	53%	70%	46%	54%	67%		
Paradise Listings	121	0	0	17	42	35	16	11	4	24
Active	89	0	0	13	30	25	13	8		
Pending	32	0	0	4	12	10	3	3		
Not Sold	74%	0%	0%	76%	71%	71%	81%	73%		
Magalia Listings	90	4	12	38	25	7	3	1	2	3
Active	68	2	5	29	23	5	3	1		
Pending	22	2	7	9	2	2	0	0		
Not Sold	76%	50%	42%	76%	92%	71%	100%	100%		
Oroville Listings	208	1	16	62	59	28	20	22	7	35
Active	164	0	9	44	44	26	19	22		
Pending	44	1	7	18	15	2	1	0		
Not Sold	79%	0%	56%	71%	75%	93%	95%	100%		



home/improving your homes value
considering a generator? it could boost your home's value
 By Kristine Gill, BHG.com

Looking for a way to improve your home's value and marketability? A home generator can be a coveted feature in any home, providing homeowners peace of mind in the event of a natural disaster or power outage. "The primary ways in which a home generator can enhance a property's value when it comes to resale value are protection, prevention, and practicality," says Paige Hotchkiss, a realtor with Better Homes and Gardens Real Estate Wine Country Group. Learn how generators offer a solution that future buyers will find favorable, and how they can increase your home's value.

The Benefits of a Home Generator

Home generators can be a huge lifesaver in the event of a natural disaster such as a hurricane, tornado, or even an earthquake. In these scenarios, your home might lose power for a few minutes or several days, and having a backup power source can be the difference in your family's health and safety.

"When the power goes out, oftentimes people lose the use of their home security system, heating/cooling, and people who get their drinking water from a well are unable to pump water," Hotchkiss says. "This means that your family is no longer protected from the elements or criminal activities."

Joe Maxwell, a designated broker with Better Homes and Gardens Real Estate Pacific Commons, suggests hooking your generator up to key features in your home such as your refrigerator, well, and air conditioning or heat, depending on where you live. "I live in an area prone to power outages, so I have one out of convenience," Maxwell says.

"Generators prevent losses of power production and/or power surges to electrical appliances, which can cause irreparable damages," Hotchkiss adds. "It also prevents spoiled food costs

and further house damages like frozen pipes in the winter."

Generators are highly desirable in parts of the country prone to these types of events, but they're also helpful if you live in an area that experiences frequent power outages for other reasons.

A home generator doesn't just keep the lights on in an emergency. Maxwell says they also:

Keep food fresh: Generators can power your home's fridge and freezer in a pinch.

Maintain your home's security features: Your security cameras and doorbells will continue to send alerts during this pivotal time with backup power in place.

Power your well water system: Many homes rely on electricity to power their water source, and a generator ensures a steady flow.

Keep you comfortable: Outages during extreme heat or cold can be dangerous at worst or uncomfortable at best, and a generator can keep your home at the right temperature.

Allow you to stay in your home: Having a home generator can mean the difference between booking a hotel or staying with friends and family versus staying at home.

Power important health features: If you rely on electricity to power your nebulizer or CPAP machines or keep medication refrigerated, you understand how important it is to have a backup source in place.

Generators Growing in Popularity

More and more Americans are investing in generators as problems such as power outages increase in frequency and intensity. "Many people have them here," says Maxwell, who works in Washington state. "Maybe 10% of homeowners have added a generator, but the new construction homes often have a generator built in."

Hotchkiss agrees, saying they're also becoming more popular in California. "In recent years, our community has had numerous wind events and some snow, causing more frequent outages," she says. "This has opened the eyes of our buyers and sellers and many have added it to their 'must-haves' list when it comes to shopping for their new home."

There are several types of home generators, which means there's a good solution for your price range and needs, including portable and permanent models.

Portable generators can be easily moved and typically run on gasoline or propane. Standby generators are permanently installed in your home and directly connected to the home's electrical system. They will automatically kick

in in the event of an outage for continuous power.

Diesel generators require a different fuel source and are prized for their high power capacity in areas where these outages are frequent and long-lasting.

There are also solar and wind generators, which use more sustainable—and free—power sources. These of course won't work in all regions. Finally, hybrid generators will offer continuous power using a mix of sources: wind, solar, and gas.

"The easy accessibility and operation of home generators is a lot more user-friendly than having to set up a mobile generator and 100 extension cords," Hotchkiss says. "It's also better than being without power for extended amounts of time!"

The average cost of a home generator in the United States varies by the type of generator but all typically fall in the range of a few hundred dollars to a few thousand. There are some generators that can cost tens of thousands, but this depends on the type of generator and the brand.

"It's extremely important to reach out to your local generator company to get an expert to help determine the power requirements for your particular home and have them install it with proper local requirements and permitting processes," Hotchkiss says.

How Generators Can Make Your Home More Desirable

Having a generator installed in your home can definitely increase the value of the property. "A generator can increase the value in your home anywhere upwards of 5%, which in my opinion could be the same value as a bathroom renovation," Hotchkiss says.

If you don't see that boost, you could still see some benefits from having a generator when you go to sell. "You'll get more eyes on your property," Maxwell says. "If you're comparing two homes and one has a generator and the other doesn't, a lot of people will pick the one that has it."

Maxwell also says that even if an appraiser doesn't boost your home value when they see that it has a generator, it's a feature you can invest in for your own use and feel confident it will only help the sale of your house. "It's a modern convenience and a feature buyers like," he says.

Hotchkiss also points out that the value a generator could add to your home will vary depending on where you live. "The demand for a home with a generator would seem to be higher in a rural/remote area with overhead power lines than a city with underground lines," she adds.



home/*COMMUNITY* everything you need to know about voluntary homeowners associations

by Kristine Gill, BHG.com

If the home of your dreams is located in a community with a homeowners association, you've likely wondered if you have to join. While participation in an HOA is the norm, some communities offer optional memberships known as voluntary HOAs.

"A voluntary HOA is a homeowners association where membership and participation are optional for residents," says Mark Buskuhl, founder and CEO at Ninebird Properties. "This means homeowners can choose whether or not to join the association and pay any associated dues or fees. On the other hand, a mandatory HOA requires all homeowners within its jurisdiction to become members and abide by its rules and regulations."

This guide looks at the major differences between mandatory and voluntary HOAs, according to experts.

Mandatory HOAs Are the Norm

Most communities with HOAs require that anyone living in that community join the HOA. These HOAs operate by soliciting membership fees, which they use to maintain common areas, shared amenities, and shared services.

Members can take advantage of those features and must follow certain community guidelines in exchange. These rules, known as covenants, conditions, and restrictions (CC&Rs), are aimed at improving the quality of life in the community.

"Some common rules on maintenance and appearance include approved roofing and exterior siding colors/materials, fencing guidelines, landscaping guidelines, not parking vehicles on the street overnight or in yards, and limiting how long recreational vehicles may occupy a driveway," says Murray Davis, a Realtor with Better Homes and Gardens Real Estate Kansas City Homes.

About Voluntary HOAs

In certain communities, some members might not be required to join an HOA if the HOA was formed after they moved into the neighborhood. Other types of HOAs have voluntary membership for all members, regardless of when they joined the community.

"Members of a voluntary HOA can opt out of certain activities or decisions, while members of a mandatory HOA are required to follow all rules and participate in community events."

— MARK BUSKUHL

"In terms of participation, voluntary HOAs may have lower levels of involvement and may not have as strict regulations as mandatory HOAs," Buskuhl says.

Another perk for not joining an HOA is not having to pay the fees required to run that HOA.

Flexibility of Voluntary HOAs

The main draw for those living in a voluntary HOA is the flexibility and freedom it affords residents compared to those with a mandatory HOA.

"As membership is optional, residents can choose to participate in community events and decision-making processes according to their availability and interest," Buskuhl says. "This allows for a more relaxed atmosphere within the community compared to mandatory HOAs."

In addition, fees are different. "Another advantage is that dues or fees may be lower in a voluntary HOA, as there may be fewer services or amenities provided compared to a mandatory HOA," Buskuhl adds. "Additionally, homeowners who do not wish to follow certain rules or guidelines set by the HOA may have more leeway in a voluntary HOA."

In general, voluntary HOAs are less strict than mandatory ones; conflicts are handled less rigidly, and decisions are made more openly.

"In a voluntary HOA, decision-making often involves a more collaborative and democratic approach," Buskuhl says. "Members may have the opportunity to provide input and vote on community matters, but ultimately decisions are made by the majority. In contrast, mandatory HOAs typically have stricter regulations and decision-making power rests solely with the board or governing body."

Downsides of Voluntary HOAs

There can be drawbacks as well. Buskuhl points out that voluntary HOAs sometimes feel less organized than their mandatory counterparts.

"As members are not required to actively participate or follow certain rules, it may be difficult to enforce regulations and maintain a cohesive community atmosphere," he says. "Another challenge may arise if only a small percentage of homeowners choose to join the voluntary HOA. This can lead to unequal distribution of responsibilities and financial burdens, as well as difficulties in making decisions that affect the entire community."

The main concession you'll make if you decide not to join a voluntary HOA is that you won't be able to partake in the community's amenities or enjoy covered expenses.

"Voluntary HOAs typically fund their operations through the collection of membership dues or fees from participating homeowners," Buskuhl says. "The amount and frequency of these payments may vary depending on the specific HOA, but they often cover common expenses such as landscaping, maintenance of amenities, and administrative costs."

So, you might not be able to use the community pool, and you'll likely have to mow your own lawn. You also won't be able to participate in decision-making, although many of the rules could still affect your daily life.

"It is important for homeowners to carefully consider the implications of opting out before making a decision," Buskuhl says.

Deciding Whether to Join a Voluntary HOA

As you decide whether to join your voluntary HOA, keep in mind the pros and cons. "If you are considering joining a voluntary HOA, it is important to carefully review the rules and regulations of the community before making a decision," Buskuhl says. If you need more information as you decide, try to learn about the community by attending meetings to get a feel for the type of HOA your community operates.

"Also, consider factors such as fees, responsibilities, and potential benefits of membership," Buskuhl adds. "Think about how much time and effort you are willing to contribute, and whether the community aligns with your values and lifestyle."

drink/summer eats!
**cowboy casserole is the tater tot-topped
in- recipe you've been waiting for**

gredients

- 2 slices thick cut bacon, chopped*
- 1 medium yellow onion, chopped (1 cup)*
- 1 medium red bell pepper, chopped (1 cup)*
- 1 pound lean ground beef*
- 8 ounces bulk pork sausage*
- 2 cloves garlic, minced*
- 1 (10.5-ounce) can condensed cream of mushroom soup*
- 1/2 cup milk*
- 1/4 cup sour cream*
- 1/2 teaspoon black pepper*
- 1 1/2 cups frozen whole kernel corn*
- 1 1/2 cups shredded cheddar cheese, divided*
- 1 (28 to 32-ounce) package frozen fried potato nuggets (such as Tater Tots®)*
- 2 tablespoons chopped fresh italian parsley*

Directions

Preheat oven to 375°F.

In a 12-inch cast-iron or oven-going skillet cook bacon over medium heat, until browned and crisp, about 7 minutes. Transfer bacon to paper towel-lined plate with slotted spoon, reserving 1 Tbsp. of drippings in the skillet. Set bacon aside.

Add onion and bell pepper to drippings in skillet. Cook, stirring occasionally, until softened, about 4 minutes. Increase heat to medium-high. Add ground beef and sausage. Cook, stirring, until meat is crumbly, browned, and no longer pink, 6 to 8 minutes. Add garlic. Cook, stirring constantly, until fragrant, about 1 minute. Remove from heat. Drain fat, if desired. Return meat mixture to skillet. Stir in soup, milk, sour cream, and black pepper. Stir in corn and 1/2 cup of the cheese.

Sprinkle top evenly with remaining 1 cup cheese. Arrange potato nuggets in concentric circles over cheese layer. Sprinkle potato nuggets with remaining with reserved bacon.

Bake in preheated oven until top is golden brown and beef mixture is bubbly, 35 to 40 minutes. Let sit 5 minutes before serving. Sprinkle with parsley. Serve hot.

Cowboy Casserole Variations

This dish is easy to customize with your favorite ingredients. Try adding veggies like spinach, tomatoes, or mushrooms along with the onions and bell peppers. We've also seen variations using taco seasoning or ranch dressing powder. If you like a little heat, try adding a dash of hot sauce.



home/ask a pro
the best flooring for you

Jennifer Adams, BHGLife.com

Question:

Hi! Which wood products are the best for the whole 1st floor including the kitchen and bathroom? I'm looking at engineered wood and luxury vinyl planks.

Oh and I have a pool table in my great room, so I'm concerned about which flooring will withstand that weight with out getting pressure marks.

Answer:

The beautiful look of a hardwood floor is a smart choice that will coordinate with any decor style for years to come! The biggest upside to engineered wood products and vinyl plank flooring is that they both offer that desirable hardwood look without the maintenance of a solid hardwood floor or the expense.

However, engineered hardwood products may not hold up to water if it's not cleaned up right away but then, neither will solid hardwood floors. Engineered floors also may not last as long as a solid hardwood floor, since it can only be refinished once — if at all. And these floors generally are not intended for wet areas, and may be just as prone to scratching and denting as a solid hardwood floor.

So instead of the engineered hardwood, consider the vinyl plank flooring options. There are many that claim to be waterproof, if not just water resistant! Look specifically for something that will withstand both water in your bathroom and kitchen as well as resist scratching and dents. Check the manufacturer's warranty information and ask your installer to be sure. It's not worth the gamble or the future mess if you choose the wrong product.

As far as your pool table goes, it's possible that the feet can be replaced with something that will work with your new floor, whatever it is you choose. Ask a professional pool table installer or mover for their thoughts, you'll probably want them to disassemble and move your table for the flooring installation, anyway. They can replace the feet when they reinstall your table.

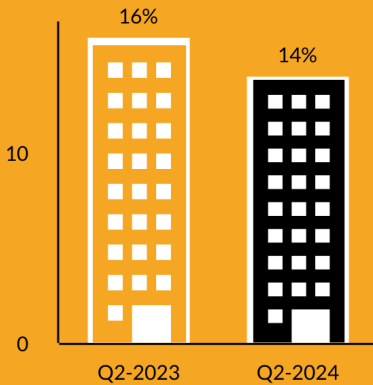
Good luck with this project, and let us know how it goes!

HAI

14%

of California households could afford to purchase a median-priced home*

HAI YTY Growth



*existing single-family detached home

Price

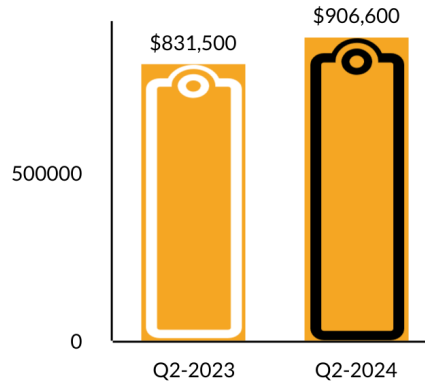
\$906,600

median-priced home*

YTY: 9.0%



Price YTY Growth



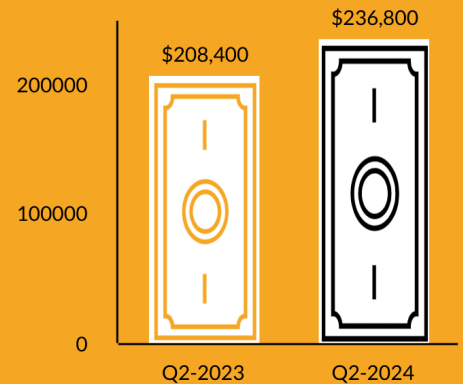
Income

\$236,800

minimum income required to make monthly payments of \$5,920 @ 30-year fixed-rate mortgage of 7.10%.



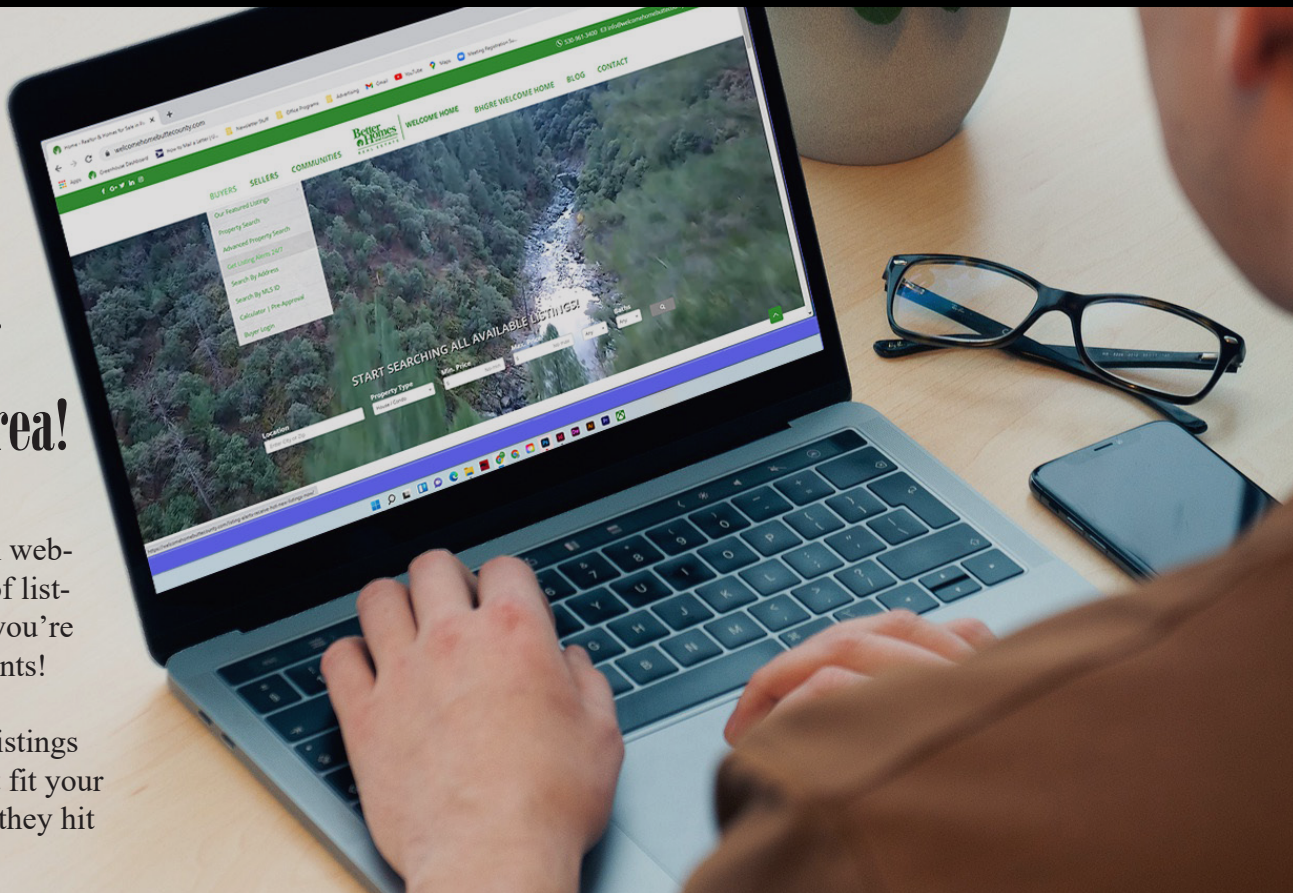
Income YTY Growth



let us help you keep up to date with 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 July 2024 Sales and Price Report

Price/Square foot dipped but continue to appreciate

\$437
July 2024

July 2024
19.5%

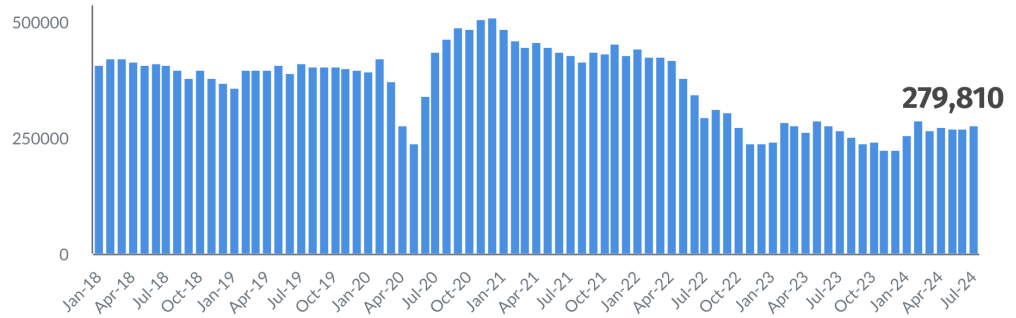
YTY% chg. in new listings

New active listings remained strong

Days on market up for the second straight month

July 2024
20 Days

Sales in July jumped to highest level since February



California median home price dipped below \$900k for the first time in 4 months



CALIFORNIA ASSOCIATION OF REALTORS®

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THANK YOU VETERANS

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