

Gabe's April 2022 House Calls

Happy Easter

'Baby Shark' began around campfire

YouTube's most listened-to song -- Baby Shark -- reached 10 billion views in January, but the catchy tune with the simple lyrics started out as an American campfire song.

South Korean entertainment company Pinkfong introduced the shark in 2016 and it quickly went viral. According to the Korean Economic Times, before the shark was introduced in 2016, the company showed about \$8 million in revenue. By 2020, its revenue was about \$57 million.

The English lyrics of the song are simple: Baby Shark doo doo doo doo Baby Shark doo doo doo doo, Baby Shark... Then in each succeeding verse baby is replaced by another family member: Mommy shark, daddy, grandpa, grandma. Easy hand gestures accompany the song, which Pinkfong says is partly responsible for the tune's success.

Lyrics are somewhat different in various languages. In some Asian languages, momma shark is pretty, daddy shark is strong, and so forth.

The accumulated watch time of this 2 minute 16 second video equals about 43,000 years. If every human on earth watched the video once, there would still be enough views for half the population to watch it a second time.

Good news at tax time on your home sale

Here are three words you don't hear everyday: Tax-free money.

There aren't too many things you can say that about, but for many homeowners that sell, it is true since profits on most home sales are excluded from taxable income.

According to TurboTax, most home sellers don't even have to report home sales to the IRS.

You exclude home sale profit from your taxable income with three tests:

1. Ownership: You owned the home as your main residence for at least two years of the five years prior to sale.

2. Use: The home was your main residence for at least two years of the five years prior to the sale. So if you lived in a house for 10 years and then rented it out for two years before you sold, you would qualify for this exclusion.

3. Timing: You did not sell another house and exclude profit from that sale within two years prior to the sale.

If you meet these three tests, you can exclude up to \$250,000 in profit from your taxable income. If you are married and filing a joint return, you can exclude up to \$500,000 in profit. At least one spouse must have lived in the home for two of the five years prior to the sale.

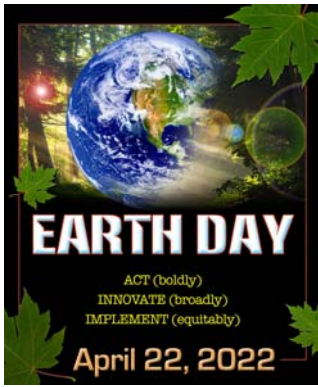
The tax rules also allow for some special circumstances.

If your spouse dies and you have not remarried, you can count the period that the deceased spouse owned and used the property as the test for use. Military or foreign service personnel can often get an exception to the use test. There are also some exceptions in case of divorce or separation.

Of course, if you are lucky enough to make more than \$250,000 (or \$500,000 if you are married and filing jointly), the situation changes. These profits are considered capital gains and are taxed. Depending on your income, they can be taxed from 0 to 20 percent.

Retirees who show this kind of profit on a home sale should speak to a financial advisor, since profits that large could increase income and Medicare premiums.





Ask the Expert

Are there tax advantages to owning a home?

There can be all sorts of financial advantages to home ownership and some tax advantages, too.

The primary financial advantage of homeownership, as opposed to renting, is that the housing payment never changes. So your mortgage will stay the same for 30 years, but your rent is very likely to go up. Every mortgage payment you make is a bonus for you, not a landlord. It's even possible that your mortgage payment will be significantly less than monthly rent.

Meanwhile, if the house is well maintained, its value is likely to go up with time. Your home investment is less likely to be affected by inflation.

Of course, there are many other advantages that are not financial: You control your own living space and can make it look the way you want while without worrying about a landlord selling the property.

At tax time, several deductions may give you an advantage:

- Mortgage interest, a portion of your mortgage payment, is interest and that can be deductible. Your lender will send you a form each year telling how much

Clearing out the house? Delete your email and text messages

As you downsize and sort through those old mementos, you'll consider what items will mean something to the kids or grandkids and which means something only to you.

But these days it isn't just boxes, it's also the electronic messages on your computer. Some of those will have to go. Some of them will be precious.

The question is what should stay on the computer. Some sources say: **Keep nothing. Delete everything personal.**

You should ask yourself what, if anything, should be seen if you are no longer there to explain it.

The good:

The delightful messages that meant so much can

be forwarded to senders with a note. Tell the sender you are cleaning out your computer and ran across the note. Say how much it meant to you and why. Then delete it. Print it out if you must, but delete the email.

The bad and the ugly:

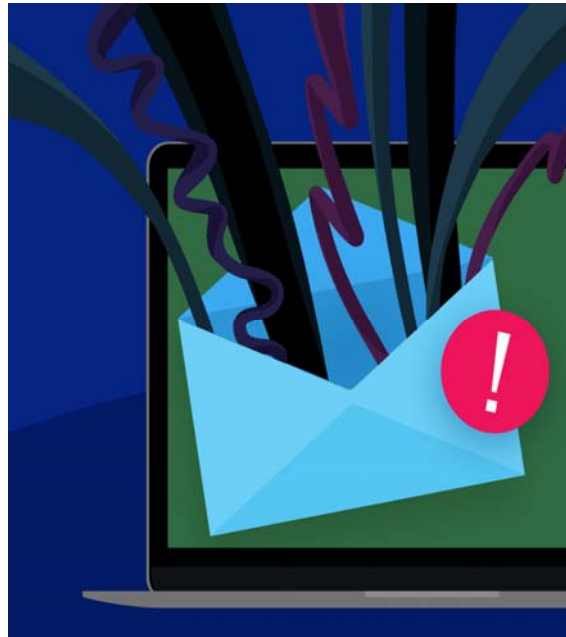
The problem with email is that people send it on impulse. What they say (and what you may have said) probably shouldn't have lived a single day, much less a lifetime. But there those ugly messages are, buried deep in the computer, ready to be seen again. Delete them.

In fact, delete anything that is angry, embarrassing or secret -- not that too many things sent by email are secret, but still.

You might start by searching by email address. Scan through to see if anything is worth keeping. If you don't see anything, delete every message contained in that email. Do that for every friend and family member.

Browser history

Find out how to wipe your browser history and do it. Nothing is more misleading to other people than the history of what you looked at online.



interest you paid.

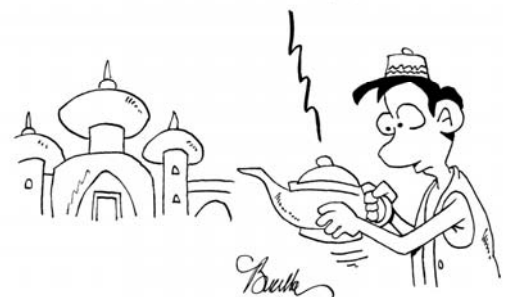
- Property taxes. These are often included in the mortgage payment. You can deduct up to \$10,000 in property taxes each year.

- Home office deduction. Self-employed people can take a deduction for a percentage of their housing expenses.

- Mortgage points. If you paid points on a mortgage, these can sometimes be deducted.

- As you pay off your house, you acquire equity in it. So, when you need to make improvements, you can get a home equity loan and will be able to deduct the interest you pay.

ALL OF OUR GENIES ARE BUSY
AT THIS TIME. KEEP RUBBING
AND YOUR WISHES WILL BE GRANTED
IN THE ORDER THEY WERE RECEIVED.



Earth Day 2022: Consider the chopstick

Chopsticks are everywhere.

A third of the global population uses them every single day. The rest of the population fumbles (and masters) them at restaurant meals. All those chopsticks add up -- mostly in landfills.

About 80 billion pairs of chopsticks are thrown away every year. To make that massive number of chopsticks, activists in China have documented the destruction of 100 acres per day of aspen, birch and bamboo.

In Vancouver, Canada, entrepreneur Felix Bock wants to do something about all those chopsticks. Something useful. Something artistic.

His new startup, ChopValue, transforms sticky single-use chopsticks into furniture.

His raw material is not in short supply. According to Bock, his company collects 350,000 used chopsticks from 300 restaurants every week. He cleans them, compresses them, and turns them into book shelves, cutting boards, art, and desks. He estimates that he has transformed 50 million pairs of chopsticks since 2016.

Here is how it all works.

The wood is harvested in Asia and made into chopsticks. The sticks travel 6,000 miles to Vancouver, where they end up in restaurants and are used once. The ChopValue staff collects the sticks. They coat them in a water-based resin and sterilize them at 200 degrees Fahrenheit for five hours, according to Atlas Obscura. After that, the sticks are sorted and sent to a hydraulic machine that breaks them down into composite wood. They are sanded, polished and lacquered.

It takes more than 10,000 chopsticks to make a desk.



Longest migration:

The Painted Ladies arrive in spring

By mid-to-late March, people in California and along the southern U.S. border should begin to see the world's most persistent and breathtaking traveler: the Painted Lady butterfly.

The Painted Lady makes the longest known migratory journey of any animal, even longer than its celebrated cousin, the monarch, according to a study published in the Journal of the National Academy of Sciences (June 2021).

Found on every continent except Antarctica and Australia, the abundant Painted Lady makes a striking migration from Africa's Sahara Desert to the Arctic Circle. Like the monarch, the migration spans generations. At least six generations are required for the butterfly to make the 9,000 mile trek. Similar journeys take the butterfly from Mexico to Canada.

But how do these delicate creatures cross such long distances? Scientists say they fly high (up to 2,000 feet) to catch and drift on favorable winds for long distances. In the late 1990s, weather radar in Denver detected a 70-mile wide swarm of these butterflies migrating in the fall -- drifting north, not south -- on the winds, according to the University of Colorado Boulder Museum of Natural History.

The numbers of Painted Ladies making the migration varies dramatically, and research has found it depends on the rainfall and resulting abundance of plants.

This butterfly is abundant because it feeds on lots of plants -- up to 300 host plants. It is constantly breeding, laying eggs and flying, with each new generation taking up the trek.

Easter jelly beans have a colorful history

They're as common as eggs at Easter, but no one really knows the exact origin of the colorful, lovable jelly bean.

According to the National Confectioners Association, the jellied center of the sweet bean probably came from a middle eastern candy known as Turkish Delight, which was famous even in Biblical times.

The most modern part of the bean is the shell that gives the jelly bean its famous al dente bite. Today's jelly bean is a descendent of a 17th century process used to make the candy coating for Jordan almonds in France. In a panning process, almonds were rocked around a large bowl filled with sugar and syrup until they were coated with a candy shell. Today, machines now do the rocking and rolling.



The shell and the jelly came together in America by 1861, when the earliest known advertisement for the candy appeared. William Schrafft of Boston promoted the jelly bean and advocated sending the beans to Union soldiers at Christmas during the Civil War. By the 1930s the jelly bean had become a staple of Easter. About 16 billion beans are sold at Easter .

Jelly beans have also become part of the spicy candy trend that began around 2018, according to Candy Store. In 2021, the favorite flavor of jelly bean was cinnamon. The second favorite flavor was also the most intensely hated: Black licorice -- you heard that right. Coming in third was buttered popcorn and fourth was cherry.

April 2022



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Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5 Gold Star Spouses Day 	6	7 The Masters Tournament	8	9
10 Palm Sunday	11 HOLY WEEK	12	13	14	15 Income tax payday. Good Friday	16 PASSOVER
17 	18 Boston Marathon	19	20	21	22 Earth Day	23
24	25 World Penguin Day	26	27	28	29 Arbor Day	30

February 2022 Martin County Single Family Homes Market Report

Click on the Image for the full report

Monthly Market Detail - February 2022

Single-Family Homes

Martin County



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Summary Statistics	February 2022	February 2021	Percent Change Year-over-Year
Closed Sales	166	207	-19.8%
Paid in Cash	57	79	-27.8%
Median Sale Price	\$522,500	\$419,900	24.4%
Average Sale Price	\$1,012,925	\$719,276	40.8%
Dollar Volume	\$168.1 Million	\$148.9 Million	12.9%
Median Percent of Original List Price Received	100.0%	96.3%	3.8%
Median Time to Contract	11 Days	34 Days	-67.6%
Median Time to Sale	51 Days	81 Days	-37.0%
New Pending Sales	196	304	-35.5%
New Listings	228	274	-16.8%
Pending Inventory	297	584	-49.1%
Inventory (Active Listings)	178	350	-49.1%
Months Supply of Inventory	0.8	1.5	-46.7%

View all Market Reports for [Martin County](#), [Saint Lucie County](#), and [Florida \(statewide\)](#)

Click on the name of the region above to view the reports.



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