



# HOUSECALLS



## The lion: Still the king, but his world shrinks

The majestic lion that once roamed southern Europe, Asia, and Africa is largely gone today.

Its numbers has decreased by at least 43 percent since the early 1990s and populations today thrive only in designated protected areas.

While the strength, speed, and ferocity of lions has been part of human culture and art for thousands of years, the lion's decline is likely caused by its admirers, as habitat loss and human conflicts chip away at the lion's range. In the 1950s, the lion population was estimated at 200,000. Today estimates vary, but the African Wildlife Foundations sets the number at 23,000.

## Finding a great place before back-to-school

If your back-to-school list includes a house, there's still time to find a great place with a good school district and settle in for the year.

Most people are looking for good schools, parks, safety and affordability.

One of the first considerations is the neighborhood itself, and that is something you may have to determine for yourself. Real estate agents are generally prohibited from characterizing a location in order to prevent housing discrimination.

So you will want to do a little footwork and check out the locations. If you see a house you like, get out of the car and walk the block. You'll get an idea of whether the neighborhood is quiet or busy, if kids are out and about and even how close the park is.

If your next move is part of the trend out of the cities and into suburbs or small towns, you'll have some new things to learn. For one thing, in small town and suburbs, you'll need a car, and proximity to schools, services and work might be an issue. Be sure to actually test out the drives!

Get a feeling for the traffic level in the neighborhoods. A cul-de-sac often offers less traffic, increased privacy and familiarity with neighbors. However, houses on a cul-de-sac may cost more -- sometimes up to 20 percent more.

Newer developments may have younger families, but older neighborhoods may have lots of mature trees and sidewalks on a walkable grid to local stores and services. Older neighborhoods often offer larger lots and bigger houses, but probably not with modern floorplans.

Finally, check out the schools by visiting in person. Look at the facilities, how orderly the school is and the events being scheduled. You can also find school ratings online.



## Ask the expert

*What are contingencies in a real estate deal?*

A contingent offer is a standard way that buyers agree to purchase a home if certain conditions are met. If the conditions are not met, then the buyer can back out of a sale.

For example, the home inspection is the most common contingency. Most buyers are not willing to spend money on inspections unless they can back out of the purchase, or renegotiate it, at the end of the process.

A home inspection can reveal all sorts of problems from mold to bad floor joists. It is one contingency that is nearly always made on a sale.

A mortgage contingency is also common. This protects the buyer and the seller from a situation where the buyer can't get a loan to cover the sale price. The buyer has a certain amount of time to get a loan. He may think he has the mortgage lined up, but things happen. If he can't get a lender to agree to the loan, then the buyer can back out of the agreement. This wastes everyone's time and that's why there is also an appraisal contingency.

The appraisal contingency is good for buyer because it helps ensure the property is actually worth what he is paying for it. In this case, a lender hires a third party to put a value on the property. If the value is less than the buyer is paying, then the buyer can cancel the deal.

You might hear of non-contingency deals in hot real estate markets.

These can be very risky for buyers and sellers.

You might hear of them in a case where the price is low and the buyers have cash. In this situation, the buyers sign the contract without an inspection. It is somewhat risky for the seller because if there is something dramatically wrong with the property, the buyers could sue. On the other hand, it is terribly risky for the buyer because they don't know what the pitfalls of the property are.

## State Fair Season

State fairs are new each year, but they were born in a millennium past

Our modern state fairs feature agricultural displays and competitions, races and entertainments of many kinds. They are an annual event attended by hundreds of thousands of people. But when did all of this begin?

How about 14,000 years ago -- or even before that? In China, the Rites of Chow-li, a fair-like event, dates from the 12th century B.C. In Mexico, the Aztecs had festivals and fairs a few centuries later. In Greece, the Olympic Games were primarily athletic, but trade was conducted at the same time for grain, linens, carpets and furniture.

The word "fair" is believed to originate from the Latin word, *feriae*, meaning festival or holiday. From the fifth century of the Christian era, fairs were held in Champagne in France. Early medieval festivals were held in the seventh century in Rome, Antwerp, Frankfurt, Leipzig, Madrid and the British Isles, according to Collier's Encyclopedia.

Trade conducted at early fairs resulted in benefits that have survived from antiquity. The modern system of Troy weights, for example, is derived from the system employed at the medieval fair in Troyes. Some historians say paper money originated as promissory notes between merchants at these fairs.

Medieval fairs were governed by laws enforced by their own officials and courts. The laws maintained peace and order, enforced quality standards for trade goods and prevented fraud. The guarantee of freedom of attendance and honest trading at French

fairs led to a pledge all merchants had to make "to keep the peace and to deal honestly."

The first fair in the U.S. took place in New Haven Conn., in 1644, and was devoted to the exhibition of livestock and agricultural products. Other early fairs were held in New Hampshire, New Jersey, Maryland and South Carolina.

Two of the oldest state fairs started in 1841 in New Brunswick, N.J. and Syracuse, N.Y. Others states soon held their own state fairs.

The fair you attend now was born at the dawn of recorded history.



"Eyes on your own paper. Don't let me catch you looking at your neighbor's phone."

## Easy savings

The average American could save \$300 per month just by not eating out, according to the Bureau of Labor Statistics.

If you do eat out, skip the drinks and sip water. By just skipping a soda order, wisebread.com estimates Americans could save \$977 per year.

## Micro-volunteering:

### Be someone's eyes for two minutes

Here is a fantastic way to help people wherever you are, whenever you have the time -- by micro-volunteering.

Be My Eyes is an app that connects sighted people to the blind. Using video calling technology, volunteers can answer simple questions that require a pair of eyes.

Hans Jorgen Wiberg, a Danish furniture craftsman who is visually impaired, realized that blind and low-vision people often needed help with everyday tasks. He also knew that video calling was already being used by the blind to call friends and family for help with simple questions like: What is in this can? What is the expiration date on this food? Is this a red or a black sweater?



The problem is that regular helpers are not always available, and there is the issue of wearing out one's welcome. Wiberg realized that the world was full of people who could help at times. So in 2012, he launched his Be My Eyes startup to connect people with volunteers from across the globe.

Today there are nearly 6 million volunteers to help with questions from about a half million blind and low-vision people. The app is available in 150 countries and 180 languages.

Anonymous sighted volunteers can take a call whenever they have time. If they don't have time, they can pass and another volunteer gets the call. Meanwhile anonymous users can ask simple and fast questions.

## World's biggest yard sale gears up in August

Sell your stuff to someone else! In August the biggest swap of stuff in the world begins with the 127 Yard Sale.

Yard sales, garage sales, tag sales -- by any name -- they are an American tradition and, as it happens, the biggest monster of a yard sale begins along US Route 127, where the stuff from one garage gets put into someone else's garage.

The 127 Yard Sales is an annual tradition beginning on the first Thursday through Sunday in August, according to Interesting Facts. It is so big that it covers 690 miles, running through lawns, garages, churches, and public lots through Alabama, Georgia, Tennessee, Kentucky, Ohio, and Michigan, all along US Route 127. It starts up in Addison, Michigan and ends in Gadsden, Alabama.



The first event took place in 1987 when a Tennessee official was looking for a way to generate traffic away from the interstate to more rural communities.

Like all yard sales, the 127 is a feast for treasure hunters. You can get anything and everything along the route, and yard sales are famous for creating the occasional millionaire.

In 2007 a simple ceramic bowl was purchased at a sale for \$3. In 2013, it sold at Sotheby's auction for \$2.2 million. It wasn't just any plain bowl -- it was a 1,000 year old piece of pottery from the Northern Song Dynasty.



## Extra watermelon? Try these refreshing drinks

Is there anything more delicious than late summer watermelon, ripened in the hot sun until juicy and fragrant? Not really, and when you find yourself wilting in the late summer heat, a cold watermelon agua fresca or icy watermelon slushie are perfect to help you cool down and relax. Adults and kids alike will love them, and it's easy to add your own spin with extra flavorings or cantaloupe instead of watermelon.

### *Watermelon agua fresca*

Ingredients:

4 cups cubed seeded watermelon  
1/2 cup water  
1/2 cup white sugar (or to taste)  
1 lime  
24 fresh mint leaves  
ice

Combine watermelon and water in a blender and puree until smooth. Add sugar to taste. Slice lime into small wedges (you'll need about 8), then place one wedge into each serving glass, along with 3 mint leaves. Crush with a cocktail muddler (a wooden spoon handle also works), then add ice. Pour the agua fresca over the ice, stir, then serve.

### *Watermelon slushie*

4 cups cubed seeded ripe watermelon (188 calories)  
2 tablespoons sugar (32 calories)  
1 tablespoon lime juice (30 calories)  
About 3 cups ice

Blend the fruit, melon, sugar and juice until liquid. Add ice and continue to blend until the liquid reaches a slushie consistency.

In the whole blend there are about 250 calories.



# August 2022



**Gabe Sanders**

REALTOR®  
E-Pro, SFR  
Real Estate of Florida  
2391 SE Ocean Blvd.  
Stuart, FL 34996

[www.GabeSanders.com](http://www.GabeSanders.com)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 Sister's Day	2	3	4 Coast Guard Day	5 Sturgis Rally	6
7 Assistance Dog Week	8	9 Perseid meteor shower 	10	11 Sturgeon Moon	12	13
14 Aviation Week	15 US Amateur Golf	16	17	18	19	20
21	22	23	24	25	26 Women's Equality Day	27
28	29	30	31			

## June 2022 Martin County Single Family Homes Market Report

Click on the Image for the full report

Monthly Market Detail - June 2022  
Single-Family Homes  
Martin County





The Voice for Real Estate® in Florida

Summary Statistics	June 2022	June 2021	Percent Change Year-over-Year
Closed Sales	185	275	-32.7%
Paid in Cash	95	118	-19.5%
Median Sale Price	\$590,000	\$490,000	20.4%
Average Sale Price	\$809,923	\$790,716	2.4%
Dollar Volume	\$149.8 Million	\$217.4 Million	-31.1%
Median Percent of Original List Price Received	98.1%	98.7%	-0.6%
Median Time to Contract	14 Days	11 Days	27.3%
Median Time to Sale	55 Days	59 Days	-6.8%
New Pending Sales	159	229	-30.6%
New Listings	265	277	-4.3%

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.



**Disclaimers:** All real estate information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker(s) nor this company shall be responsible for typographical errors, misinformation, misprints and shall be held totally harmless. If your property is currently listed with another real estate broker, this is not a solicitation of that listing.