



HOUSECALLS



Suburban families look into moving as crises impact city life, work

The kids love their schools. Mom's family is nearby. Dad works in the city. So the suburbs, though expensive, work.

But what happens when the schools are closed, friends have fled and Dad spends all his time working from home?

That is a scenario that might open a trend to move away from high-tax states and cities, some experts say.

Gained momentum

The movement from top-tier cities like New York, Los Angeles and San Francisco began as early as 2017 for many city center residents, but it appears to have gained momentum. With the onset of the Covid crisis, and later the unrest in cities, the glamorous, but highly taxed cities might be starting to lose their luster.

According to a Harris Poll, nearly a third of Americans are thinking of moving to less densely populated areas. About 43 percent of urbanites have recently considered moving and even browsed a real estate website, according to the poll.

Permanent moves

Another survey by the Pew Research Center found that 3 percent of U.S. adults moved permanently or temporarily due to the pandemic. About 6 percent had some-one move into their house. The actual number may be as high as one in five, according to Pew. But according to USA Today, some city residents moved, at least temporarily, because the amenities of the city simply weren't there. A tiny and expensive apartment in a city isn't worth much if the city is closed up due to Covid. Even public elevators and common laundry areas become suspect when you are trying to maintain social distancing.

Too early

According to economists at Zillow and Redfin, it is too early to say if the shift to less populated areas will reverse once the pandemic is over.

It's probably a good idea not to count out cities just yet, however. After the terror attacks of September 11, 2001, 4,500 residents of lower Manhattan left, but that population rebounded. Since then the population has increased by about 26 percent.

Another factor that could be holding people in place is housing supply. Inventory remains low throughout the country.

Here's what you are missing from fair food this year

Only a handful of state fairs are open in 2020, leaving some families missing their annual dose of funnel cakes, cotton candy, and various foods-on-sticks.

Here is something new that most won't find at the store, fresh from Idaho, the home of potatoes.

It's a baked potato, sort of. But, it's fair food, so that can't be all. In fact, it is an ice cream potato, decorated with candies to replace bacon sprinkles, and whipped cream for sour cream.

Here's to 2021!



Ask the Expert

I want to buy a home in a neighboring state, but I understand it is hard to get a mortgage right now. True?

Yes and no. Lending standards have tightened and some types of loans may be difficult to get.

It is true that credit availability dramatically tightened since the coronavirus crisis hit hard in February 2020. Credit supply was down 30 percent. With millions out of work, some could no longer afford to pay their mortgages. That meant lenders had less money to lend at a time when they were also not receiving payments on existing loans.

Since February, the situation has somewhat improved. While credit supply for conventional loans dropped 6.9 percent in May, it rebounded in June to just a 1 percent drop.

With renewed talk of coronavirus increases, lenders of all types have tightened limits and availability in anticipation of possible job losses.

One good sign of an improving economy is that mortgage applications rose 2.2 percent for the week

Spiders

The good and the bad

They are generally unappreciated. But, in spite of their creepy appearance, most spiders are beneficial. They eat live insects, keeping them under control indoors and out.

Some spiders do bite humans. Only the black widow and the brown recluse have bites that can be fatal. There is an anti-venom of the black widow, but none for a brown recluse's bite. (It can be treated with antihistamines, cortisone and antibiotics.)



The female black widow (only the female is poisonous) is half an inch long, with a red or yellow hourglass design on the underside of a shiny black body. But there are at least five different types in North America and not all of them can be depended upon to be black with a red mark.

These web spinners prefer dark places close to the ground and may live under furniture, in crawl spaces, outbuildings and debris. They're most commonly found in warm climates, but may appear in other areas.

The brown recluse is also 1/2 inch long. It has a yellowish brown body and a distinctive, dark, violin-shaped mark on its head. Although mainly a denizen of the Southwest and West, it can be carried to other areas. It inhabits places similar to the black widow

as well as in folds of clothing.

If you have a spider bite that is painful, red or swollen, assume it may be dangerous. Don't wait for evidence of poisoning. And if sweating, vomiting, muscle cramps, joint pains, chills, fever or breathing difficulties develop, get medical help immediately.

Tenacity

Tenacity is not a spontaneous flowering of good character. It's doing what you were trained to do. It manifests not in those whose training spared them hardship but in those whose training embraced hardship and taught students to deal with it.

David Brooks, New York Times

ending July 3 over the previous week. Forbearance rates (the number of mortgage holders who can't pay and have to make an arrangement with the lender) dropped 8 basis points to 8.39 percent in the first week of July. That means more mortgage holders were able to make their payments.

The news for buyers with cash for down payments and high credit scores, is the incredible 3.26 percent mortgage interest rate on a 30-year fixed rate loan.

People with a credit score of at least 700, with a 20 percent down payment, should be able to get financing. Lenders have cut back on jumbo loans, which are generally loans of more than \$510,400.



"Oh, no - it's a panda-emic!"

Why black families choose home schooling

More African-American children are being home schooled than ever before, although the number is still low.

In 1999, African-American students represented about 1 percent of home schooled children. In 2013, African-American children made up about 8 percent of the 2 million K-12 students being home schooled, according to National Center for Education Statistics.

Studies in 2009 and 2013 of black home schoolers in the Atlanta, Washington D.C., areas, found that the key motivations for homeschooling were:

- Rejecting culture of low expectations.
- Responding to the plight of Black boys.
- Safety.
- Imparting African-American culture.
- Seeking a global perspective, rather than Eurocentric.
- Strengthening family bonds undermined by schools.
- Religious instruction.

Thinking about trading the city for the country?

Here are some things you'll discover

One of the first things everyone remarks upon when they move from city lights to the country sights is the cost of housing.

An 800-square-foot apartment in Washington D.C. costs \$1,800. Same apartment in a small town: \$400. But most go for the two- or three-bedroom. That's going to cost \$650.

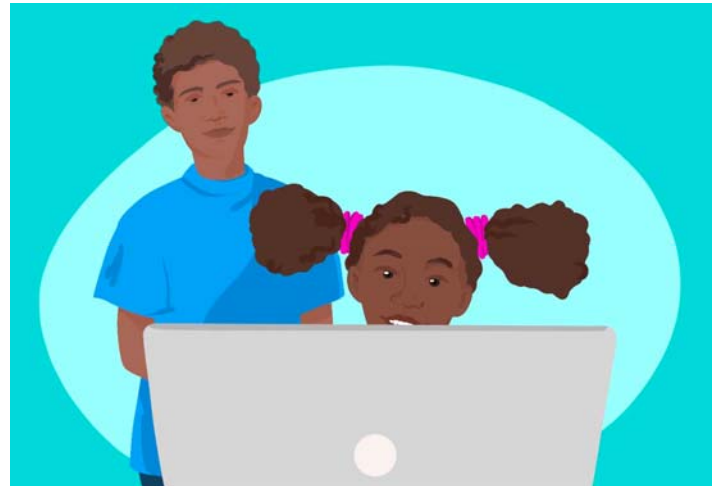
What's less obvious is the impact of the ambiance. There will be less noise. But will that be comforting? Victoria Gazeley, writing in Modern Homesteading, says she could hardly sleep at first with no one around. Every noise made her jump. Every storm made a tree limb come down.

There will be less bustle. People in small towns still hurry to get to work on time. But there won't be a traffic jam. You'll drive everywhere. Your car and insurance are going to eat up some of the savings in housing.

Remember, the chances are also good you won't be able to order a curry. Forget a deli but you will find a Subway. You will find gyms and coffee shops. The smaller the town, the less likely you'll find a bookstore, many of which have been shut down by online retailers. But there will be a well-funded library.

The farther away from the city, the more conservative opinions urbanites will find. A 2017 Washington Post survey found that rural people are much more skeptical of government. Rural people also believe their values are very different from city dwellers.

On the whole, there will be less crime, but crime nonetheless. There will be cleaner air all the time, but watch out if you want to buy near a dairy farm.



Covid crisis surprise: More parents consider home schooling

For some, the Covid crisis has been overwhelming, not just because of fears and mask controversies, but because the kids are home. All the time. And, now, mom, dad, or both are the teacher.

But for some, home schooling is now an option, when it was never before considered.

Some more likely

Some parents have been forced to remake their work schedules or even quit their jobs to take care of kids and teach children at home. Still, in a study by Real Clear Education, about 40 percent said they were more likely to home school after the pandemic ends.

Interestingly, Democrats (45 percent) were slightly more interested in home schooling than Republicans (42 percent). In the same study, 36 percent of whites said they were more likely to choose home schooling. About 38 percent of Hispanics said the same. That number was higher for blacks (50.4 percent) and Asian Americans (53.8 percent).

Safety an issue

Other parents are concerned about the safety of their children at school. A poll of employed Americans ages 22-54 conducted by Bustle and Luminary found that nearly 80 percent of respondents were concerned about the safety of sending their children back to school.

Typical reasons

Prior to the Covid crisis, research by the US Department of Education found that in 2012, the most common reasons for home schooling were:

- Safety, drugs, negative peer pressure.
- Moral instruction.
- Dissatisfaction with academic curriculum.
- Desire to provide religious instruction.




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Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 	2 Corn Moon	3	4	5
6	7 LABOR DAY	8	9	10	11 Patriot Day	12
13	14	15 Hispanic Heritage Mo.	16 Mayflower Day	17	18 POW/MIA Day	19 
20	21	22 Autumn begins	23	24	25	26
27	28 Yom Kippur	29	30			

Martin County July 2020 Single Family Market Stats

Click on the Image for the full report

Monthly Market Detail - July 2020

Single Family Homes

Martin County





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Summary Statistics	July 2020	July 2019	Percent Change Year-over-Year
Closed Sales	281	197	42.6%
Paid in Cash	81	74	9.5%
Median Sale Price	\$407,750	\$382,000	6.7%
Average Sale Price	\$633,544	\$508,444	24.6%
Dollar Volume	\$178.0 Million	\$100.2 Million	77.7%
Median Percent of Original List Price Received	95.2%	94.9%	0.3%
Median Time to Contract	55 Days	52 Days	5.8%
Median Time to Sale	100 Days	103 Days	-2.9%
New Pending Sales	284	215	32.1%
New Listings	275	253	8.7%

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

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