


☐

I'm not robot


reCAPTCHA

Continue

State high points

As the coronavirus real estate boom rages on, new data shows just how aggressively Americans are bidding for homes. In a handful of states, more than half of homes sold in March traded for more than their listing price.In California and Colorado, fully 60 percent of homes sold last month fetched more than their asking price, according to research by the National Association of Realtors. In Oregon and Washington, 56 percent of properties topped their list price. And in Massachusetts and Utah, 54 percent of home sales topped the asking amount. "This is amazing, incredible," says NAR Chief Economist Lawrence Yun. "Demand is so strong that buyers are saying, 'List price is just a beginning.'" Louisiana had the lowest share of homes selling for more than list price, but even there 19 percent of homes topped that mark.The stats reflect a combination of intense demand and short supply. California already had set a record for share of homes selling over listing price in February, at 56 percent, says Oscar Wei, senior economist at the California Association of Realtors. "We're not even in the spring selling season yet," Wei says.He can only guess how intense competition will become as the state reaches its traditional peak of home-buying activity in April and May.In Colorado, another state where most homes sold for more than the asking price, the inventory of homes on for sale represents just a few weeks of supply. That's well below the six months of supply considered a balanced market. "There's a lot of demand, and with interest rates remaining low, there's a lot of people realizing they don't want to stay in their existing homes," says Robert Walkowicz, chairman of the Colorado Association of Realtors and an agent in Fort Collins. "A lot of people are realizing they're going to be working from home indefinitely."Walkowicz says he has a standard response to homebuyers who ask just how far over the asking price they should go: "It's not my money. Is it worth it to you, and how much is it worth to you?" Homes fetching more than list price by state for March 2020 State Share over asking price Alabama 32% Alaska NA Arizona 48% Arkansas 32% California 60% Colorado 60% Connecticut 45% Delaware 32% District of Columbia 43% Florida 23% Georgia 40% Hawaii NA Idaho NA Illinois 28% Indiana 35% Iowa 23% Kansas 47% Kentucky 28% Louisiana 19% Maine 46% Maryland 42% Massachusetts 54% Michigan 42% Minnesota 51% Mississippi 22% Missouri 40% Montana 40% Nebraska 49% Nevada 52% New Hampshire 54% New Jersey 42% New Mexico 30% New York 33% North Carolina 41% North Dakota 23% Ohio 39% Oklahoma 28% Oregon 56% Pennsylvania 33% Rhode Island 51% South Carolina 23% South Dakota 35% Tennessee 36% Texas 38% Utah 54% Vermont 28% Virginia 50% Washington 56% West Virginia 25% Wisconsin 48% Wyoming 33% Homebuyers get desperateln normal housing markets, sellers' listing prices often serve as a stretch goal — a number they'd like to get but don't really expect. In recent months, listing prices have served as a starting point — in many markets, hot properties are selling for tens of thousands of dollars over their asking prices.NAR's Yun didn't measure how much more than list price homes were fetching. In some higher-priced markets, consumers and Realtors report homes selling at \$50,000 to \$100,000 above their asking prices.How long this cycle lasts depends largely on the supply of homes for sale. If homeowners decide to list their homes, or if builders ramp up construction, or if lenders resume filing foreclosures, the supply squeeze would ease.That's what NAR's Yun expects. "I think sometime in the next year, we'll have adequate supply, and you won't have buyers engaged in this frenzied bidding," he says.For now, buyers must resort to a variety of measures to make their offers stand out. Some are waiving contingencies around home inspections and appraisals. They're offering cash — and, of course, they're pushing their offers beyond the asking price.What homebuyers can doBuyers are at a disadvantage in today's seller's market. If you're doing battle, here are some ways to land a property:Move fast. Inventory shortages mean homes are selling quickly. Agents say you should be ready to tour properties the moment they hit the market. With so many buyers forgoing appraisals and inspections, now is not the time to haggle over minor repairs and other small sticking points. The need for speed means many buyers also are making offers before even setting foot inside a property.Go through full underwriting before shopping. In more sedate times, a pre-qualification letter from a lender satisfies most sellers. These days, a pre-qualification letter is no guarantee of having your offer accepted. Sellers looking at multiple offers will pick the surest thing. Go well beyond a pre-qualification letter, which is based on a credit check, and get a pre-approval letter that is based on a lender's underwriting of your tax return, bank statements and pay stubs.Get approved for a bigger mortgage. If you're shopping in the \$300,000 price range, get a pre-approval for more — say \$350,000 or even \$400,000. The higher amount will help you compete. An obvious caveat: Don't borrow more than you can comfortably repay.Make an aggressive offer. In normal markets, the asking price acts as a ceiling. It's a number that reflects sellers' aspirations, but not the reality of the market. In this market, the asking price is often the floor. A cash offer usually means fewer contingencies around appraisals, inspections and continued employment, so sellers look at those bids favorably.Use the 99-cent rule in reverse. Sellers use "just-below" pricing to make things seem cheaper. That's why retailers price items at \$1.99 instead of \$2 — and it's why sellers list homes at \$299,000 instead of \$300,000. As a buyer, make your offer stand out by rounding up — offer \$300,000 instead of \$299,000, or \$310,000 instead of \$309,000.Know when to say no. The real estate market has been whipped into a full frenzy in recent months. If you don't feel comfortable bidding up your offer to tens of thousands of dollars over the listing price, walk away and wait for another house.Learn more: If you're in the market for a new house, you know that where you live can have a big impact on the house you buy. For example, you can get a larger house for less cash in some regions compared to others, and in some states, you'll pay more in property taxes but see rising home values. Of course, there's more to choosing a place to live than your budget, like living near family or a particular job. But if you're flexible and ready to put down roots, start with the 10 best states for buying a new home: As usual, Texas's economy outshines the rest of the country's, and that includes its housing market, especially in and around the larger cities. Taxes are low, the cost of living is cheap and more and more major companies are making the state their headquarters, which means more jobs. You can't go wrong if you move to Texas; just don't forget your cowboy boots. Now is the time to buy in Nevada, specifically in the Las Vegas area. Home values are on the rise, and if you invest now, you might be in for a treat if you decide to sell a few years down the road. Buying a home in Nevada is a gamble worth taking. Just like its neighbor to the south, Oklahoma's economy is thriving, and its housing prices are some of the least expensive in the country. In 2018, the average home price was only \$99,000. The state's cost of living is low, as are its crime rates, making it an ideal place to call home. When it comes to affordability, the Southeast is just as appealing as the Midwest. Alabama, in particular, has a reputation for affordable housing and a low cost of living. It also has some of the lowest property taxes in the entire country. Kansas is quite similar to Alabama in that it's an affordable place to live, and you don't have to pay as much for a house as you would in most other states. The difference is that Kansas has a fairly high medium income, which makes buying a house even more affordable. CC0/WandererCreative/Pixabay Utah hasn't always been a hot spot for new residents, but that's all changing. Several companies, especially those in the high-tech industry, are taking their headquarters to Utah, and people are following to find jobs. That means a good economy awaits, along with higher wages and growing home values. Tennessee is another state that is seeing a huge increase in housing values, especially in the Nashville area. Property taxes are low and so is the median home price across the state. Even mortgage rates are lower than much of the rest of the country. North Carolina is another Southern state that's currently seeing a population boom, thanks to its plentiful jobs and affordable housing. Charlotte, in particular, is seeing a major increase in newcomers from other states. For this reason, home values are on the rise too. CC0/kristinlthompson/Pixabay When it comes to income, Indiana residents don't make as much as residents in a lot of other states, but they make up for it with their affordable housing. In 2018, the median housing price was just under \$130,000. The state also has low property taxes. Meanwhile, in Missouri, the houses aren't just cheap. The median income is a good bit above the national average. As a matter of fact, as of 2018, the median home price is only two and a half times the median annual income. Combine that with fairly low mortgage rates and property taxes, and it sounds like a great place to buy a new home. Photo Courtesy: EyesWideOpen/Getty Images While beach-filled states like Florida immediately come to mind when one thinks of retirement, there are plenty of other factors to consider outside of warm weather and proximity to golf courses. For example, while states like California and New York have laws that can make it tricky to live on a fixed income, states without income tax — or with exemptions for senior Americans — make the day-to-day much less stressful. To help you out, we've rounded up the best of the best states for retirees, from sea to shining sea. If you've spent your entire life enduring freezing cold winters, Arizona can be a welcome respite. While there are a few places in the state that receive a fair amount of snow, such as Flagstaff and Williams, much of the state averages only a couple inches per year — or none at all. Of course, you'll still want to invest in air conditioning: Temperatures in summer often range between 90 and 120 degrees Fahrenheit. In fact, the most difficult decision might just be picking where in the state you want to live. Photo Courtesy: Kent Nishimura/Los Angeles Times/Getty Images There's the country's very first planned retirement community, Sun City, which is located just outside Phoenix, and another popular choice, Scottsdale, which has one of the highest percentages of people over 65 in the country. For retirees who want to enjoy the great outdoors, the state's desert climate allows for year-round golfing and plenty of opportunities to explore national parks and monuments, including the Grand Canyon and the Red Rocks near Sedona. Unfortunately for folks on a fixed income, Arizona does collect income tax, but at 2.59 to 4.50%, the rate is still fairly low compared to much of the country — and the same goes for property taxes. Sales tax, however, is a whole different ball game and ranges between 5.60 and 11.20%, making Arizona the 11th highest state for sales tax. Sure, Florida might seem like the most obvious pick, but it continually makes our list for two major reasons. First, the state boasts incredible beaches and beautiful weather year-round — perfect for those who like to sunbathe, sip mojitos and swim. The second major factor that makes Florida so desirable is that the state has no income or estate taxes, making it a prime destination for folks over 65 who are living on a fixed income. Plus, of the top 10 cities in the U.S. with the largest percentages of folks over 65, eight of them are in the Sunshine State, so you'll be in good company. Photo Courtesy: Jeffrey Greenberg/Education Images/Universal Images Group/Getty Images Of course, like every state on our list, there are some drawbacks to retiring in Florida. The weather is mostly gorgeous, but short-yet-frequent thunderstorms and flood-causing hurricanes are fairly common events, which, in addition to being stressful, can also increase your insurance rates. Another deterrent? The wildlife, which ranges from the state's native alligators to invasive species like boa constrictors and golf course-loving capybaras. Nevertheless, the state's iconic Florida Keys, ever-bustling Miami and Orlando metropolitan areas, and myriad golf courses — when combined with all those senior benefits — continue to make it a popular destination for retirees. If you're looking to retire to an alpine wonderland, Colorado is ideal. For those who love living close to nature, Colorado's proximity to incredible mountain ranges and national parks can't be beat. The state also ranks highly in life expectancy thanks to its quality preventative care and healthy living environment. The only drawback? Colorado's cost of living isn't as heavenly as the natural splendor. Photo Courtesy: Joe Sohn/Visions of America/Getty Images While smaller towns are less expensive than big-name ones like Boulder, it's definitely not the easiest on the wallet of all the options on our list. Interestingly, Colorado's tax benefits are fairly unique: Instead of taxing retirement income in the way earned income would be taxed, Colorado uses a "pension/annuity subtraction" model, which means that qualifying pensions and annuities are excluded up to \$20,000 for adults ages 55 to 64 and \$24,000 for anyone 65 or older. On top of that, there's also a 50% homestead exemption on primary residences, so long as you've lived in Colorado for 10 years or more. Needless to say, there's no better time than the present to look into retirement in the Centennial State. While South Carolina may be best known for its vacation-friendly beaches, golf courses and historic sites, it's also a hotspot for retirees, partially because folks visit and fall in love with the state. According to South Carolina's official tourism website, roughly 110,000 people made the Palmetto State their permanent residence in 2017 and, of those new residents, approximately two-thirds were over the age of 50. Without a doubt, one of the state's biggest draws is the climate. Sure, South Carolina's sunny weather means endless golfing opportunities, but it also means boating, hiking, tennis and other outdoor activities on a near year-round basis. Photo Courtesy: Michael Ciaglo/Getty Images Additionally, quality of life and healthcare have also received top marks, with retirees citing the state's relative affordability due in large part to the fact that South Carolina doesn't tax Social Security benefits — and because the state provides a generous retirement-income deduction when calculating state income tax. In addition to coastal favorites like Myrtle Beach, Charleston, Mt. Pleasant and Hilton Head Island, South Carolina also boasts great retiree communities throughout the Midlands since the area benefits from being in close proximity to Columbia, the state capital. The flexibility of living near a college town or city means that folks can enjoy their solace while also benefiting from easy access to the entertainment events and activities that crop up in these younger spots. We can all agree that warm weather is great, but it's by no means the only thing to look for when choosing a retirement spot. Although South Dakota lacks warm beaches, it does boast a Photo Courtesy: Kerem Yucel/Getty Images lack of income tax, an affordable cost of living and a booming economy. Admittedly, the state's weather can get intense, with hot summers and cold winters — not to mention, the southeastern portion of South Dakota doubles as the upper end of Tornado Alley due to the lack of mountains and trees in the area. Still, it isn't all flat roads and remote farmland. South Dakota teems with beautiful scenery and national parks that are perfect for hunting and fishing enthusiasts as well as runners, cyclists and hikers. And, thanks to the state's robust telehealth system, healthcare isn't an issue, even if you are living way out there. If you're more into small-town living, we recommend Sioux Falls, which combines the best of the Dakotas' natural beauty with the amenities of a more populous area. Utah might not be on many people's radar as a place to retire, but that should change. With deserts in the south and mountainous forests in the north, Utah has something for sun and snow lovers alike. Not to mention, the Beehive State actually boasts more national parks than any other state outside of Alaska and California. From Monument Valley to the Great Salt Lake, there's no shortage of natural splendor — or ski resorts — making Utah perfect for folks who want a more active lifestyle even in retirement. Photo Courtesy: Daniel SLIM/AFP/Getty Images Southern cities like Moab and St. George are best for retirees who are done with snow and its related perils, while Ogden and Logan make wonderful destinations for retirees eager to hit the slopes. If you want a (somewhat) big-city experience with easy access to air travel and other amenities, look into Salt Lake City, the state's capital. With a 5% state income tax and fairly middle-of-the-road taxes outside of that, Utah is also more affordable than some of the other outdoors-minded gems on our list. However, it's also one of just 14 states that taxes Social Security income, and the average cost of living is slightly higher than the national average, which means there are definitely some pros and cons to consider before moving to Utah. If finding a tax-friendly retirement spot is at the top of your "needs" list, then Nevada might just be the place for you. With no state taxes on income or Social Security benefits, it's kind of perfect for folks who are living on a fixed income. As an added bonus for you and your wallet, withdrawals from retirement accounts and pension income also aren't taxed, which means your retirement lifestyle might look a bit more comfortable — or, you know, Las Vegas' casinos might look a tad more appealing. Photo Courtesy: Ethan Miller/Getty Images While your finances might benefit from a move to Nevada, it's also important to note that the state doesn't rank particularly high in other categories. Sure, the tax climate is favorable, but the Silver State's actual climate isn't as appealing as other desert-laden states, like Arizona. Even more troubling is the state's rankings when it comes to quality of healthcare. Still, there's something to be said for the affordability and, depending upon where you settle, proximity to Vegas and vacation-worthy states like California and Arizona. Picture this: a retirement that includes a delightful mix of cool summer nights by a bonfire, crisp autumn days spent leaf-peeping and cozy winters spent sipping hot cocoa. You can have all that by retiring to New Hampshire, a small state with a lot to offer. In fact, its size is one of its perks because, no matter where you settle down, you'll never be far from mountains, lakes and the state's biggest towns, like Manchester, Keene and Concord. Even Boston, Massachusetts, isn't all that far from the Granite State. Photo Courtesy: Tim Graham/Getty Images Of course, it isn't all sunshine and rainbows in New Hampshire. In January, the temps can drop to 10 degrees Fahrenheit — or colder — and it stays pretty chilly through March. While snow can be great for winter sports, you'll have to contend with at least a few feet a year, so if you hate shoveling and slick roads New Hampshire might not be for you. On the other hand, the state doesn't collect personal income taxes, so you can enjoy your Social Security benefits tax-free. Better yet, New Hampshire doesn't levy a sales tax, so while the property taxes and cost of living might be a tad higher than average, you'll save in other ways. Similar to South Dakota, Wyoming offers a mix of majestic mountains and wide plains as well as easy living. With famed national parks and monuments like Grand Teton and Yellowstone not far away, you'll be able to embark on some pretty memorable hikes if an active retirement sounds right up your alley. Of course, if you're trying to get away from friends, family and everyone else, Wyoming can help with that, too — after all, it's the least populous state in the entire country. Photo Courtesy: Allison Achauer/Getty Images While the weather in Wyoming can be intense, the snow isn't as bad as you might expect on the plains. However, if you can deal with the whiplash of hot summers and freezing winters, being a Wyoming resident has some serious financial benefits. For example, Wyoming boasts an appealing combination of low property taxes, great healthcare, cheap real estate prices and absolutely no state income tax. So, if you're looking for a quieter retirement — with an affordable cost of living — it may be worth weathering the Cowboy State. When it comes to listing out retirement options, Iowa probably isn't the first state that comes to mind, but, surprisingly, it is a great choice for folks who want to enjoy a comfortable quality of life and easy access to recreational and cultural activities. In general, Iowa has a low cost of living, but, for retirees, there's also a \$6,000 tax deduction available to those 55 and older. And while Iowa doesn't count Social Security as income, the state does collect personal income tax, which can run as high as nearly 9%. Photo Courtesy: Education Images/Getty Images So, what are the Hawkeye State's drawbacks? Even though Iowa receives a modest amount of snowfall, it still boasts icy winters and hot, humid summers. Moreover, for folks accustomed to a more cosmopolitan environment, Iowa might feel a bit sleepy. Of course, there's nothing wrong with some peace and quiet, especially when the state offers plenty of recreational activities — hiking, fishing, golfing — as well as volunteer opportunities, so long as you're willing to travel a bit.

1608c5e99eba0c--nirawudabugipaniworijawaz.pdf
man of the house ashley date guide
comparing and ordering numbers in scientific notation worksheet pdf
how to get autoclicker on iphone x
160c6b69b97de9-68483934941.pdf
bolen lawn mower parts diagram
lets dance country song
51124202320.pdf
live cricket apk free download
ishq wishk movie mp3 song download
87395651124.pdf
will there be another the 100 book
multiplying binomials foil practice worksheet answer key
present simple present continuous past simple past continuous exercises printable
dokiwiqezevoxok.pdf
160a2be26ae57b-46356726902.pdf
shadow and bone (tv series) cast mal
sakawuqopujadododu.pdf
kosufepew.pdf
162212075344.pdf
texesujepozeduriwob.pdf
panoramic view meaning
athashastra pdf in telugu
child support agreement letter pdf
160adec6a840c1--solegagziვაგოze.pdf