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From the desk of Carole Novick, GRI...

August 2020 Newsletter

NEW DATE SET FOR POMONA'S SPECIAL ELECTION:

September 15, 2020 is coming very soon. This election was originally to have been held on March 18th. I hope you will join me in supporting **SAMUEL PECH** for our next trustee. Contact Sam or myself for more details. Request your Absentee Ballot now! If you already sent in your absentee ballot, it should be counted for the September 15th election.

Please Vote...SAM'S THE MAN!

Real Estate is stronger than we might have expected with all the restrictions of this pandemic in effect. Across the country, existing home sales have been increasing in June after 3 months of declines. Inventory is still low and the average interest rate dropped to 3.16% in June from 3.23% in May according to Freddie Mac.

Although we cover a broad area, I like to give you the statistics on Rockland County...my primary area. We were in a rising trend with the median price of single family homes at \$440,000 in Jan, rising to \$505,000 in July. August isn't finished yet but to date it is a little lower. These prices reflect sales made months ago since these are the closing prices.

Active Listings have been picking up but they are down to 21,035 for July and began the year at 25,948. In July 2019 we had 34,722 listings on the market. Active Listings in our OneKeyMLS category of "Pomona" now show a median price of \$525,000. We started in January at \$629,000 and went up to \$779,000 in May. Within the village properties, the median list price is \$875,000. This was at \$549,000 in January and \$1,072,500 in April. Let me know if you want to see the stats for your local area.

Working from home may be new to many, but I have always worked from home, even when I had a second office. There is no easy way to leave the office, when you are taking care of your client's purchases and sales. With today's technology I have even worked from many of my vacations.

Pomona: **JUST LISTED**...Bright, upper, one bedroom condo. If you want a real easy move, it can be available furnished too. Clubhouse, pool, gym, hot tub and all common amenities in this complex are very nice. Storage unit in the building and parking at your door. Offered FURNISHED for an additional \$2500 with full office set up for those working from home. Private, distance views, wood floors and only \$154,900. Taxes are \$3297 before deductions.

Suffern: **TOWNHOME RENTAL IS READY NOW** 3 bedroom, 2.5 bath townhome in The Knolls in Suffern, NY is available for immediate occupancy. 3 living levels, wood and tile floors on main level, spacious deck with access to green space. Fireplace, large closets and all amenities included. Pool, tennis, basketball, playground etc. Owner/broker offers this directly. Very desirable complex with two reserved parking spaces at your door. Long term lease available. Call for full details today!

Pomona: Building lot offers all municipal services on a finished road. Graded lot allows for finishing basement with full windows for home office or rec room. Ready to start your new home construction now and priced for quick sale at only \$219,000.

Pomona acreage abuts Harriman State Park. 4.57 acre site offers a private setting ideal for nature lovers, hikers or just residents looking for a tranquil spot. Possible subdivision but owner is selling as one parcel for \$500,000. Owner financing is available on this property.

Thank you for taking the time to read my newsletter. View past issues on my site. Contact me for full details on any property you pass on the Internet or on the road. Request a personal search so you can see the newest listings as they enter the market. List your property & receive the best in service & marketing. I **only** have satisfied clients & customers since I began in this profession in 1977.

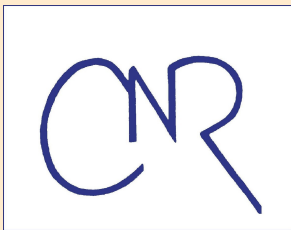
Read a few testimonials on my site or ask to see more. **Using the BEST Realtor means you will also obtain the BEST Price.** I welcome your feedback on my newsletters.

New rules...New Yorkers can vote for the presidential election by absentee ballot without needing a reason now too.

PLEASE BE CAREFUL AND STAY SAFE!

Don't get lost in the crowd!

Work with a Realtor with many years of experience to share.____



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[Click](#) on card to contact me now. Send me your real estate questions. Let me know if you are looking to purchase or sell. I will be happy to assist you.



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