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From the desk of Carole Novick, GRI...

June 2020 Newsletter

Although in the Hudson Valley/Rockland County area, we are now in Phase 2, we still have major risks to keep in mind with the Coronavirus. Please wear your masks and practice social distancing for your safety as well as that of others. I am sure you have heard how to wear the mask yet I still see many people on the news who do not wear it properly. Cover both your mouth and nose. Many are covering their chins or removing the mask when they are interviewed. We must stop the transmission, or this will just continue to spread and take longer to eradicate.

Real Estate has changed and adjusted to new requirements but there are still sales and closings going on. CLOSED MEDIAN home prices for May 2020 in 9 counties is now available in our MLS system. Rockland County \$435,000 compared to 2019 at \$407,000. Westchester \$570,000 compared to \$485,000 in 2019. Orange \$270,300 compared to \$241,000 in 2019. Putnam \$340,000 compared to \$312,250. Sullivan \$177,500 compared to \$161,000. Queens \$600,000 compared to \$567,500. Nassau \$585,000 compared to \$530,000. Suffolk \$429,450 compared to \$390,000. Bronx \$520,000 compared to \$491,000. The numbers of sales is down across the board but that is not surprising given that the pandemic hit New York so hard.

Rockland County median home sales, excluding short sales in HGMLS, have increased throughout the year from \$440,000 in January to \$489,000 in May and \$496,500 as of the writing of this newsletter in June. Active listings in the Village of Pomona have gone from \$549,000 in January to \$789,000 in May. Active listings were at 19,243 in May down from 25,014 in January and down from 33,006 in May of 2019. This is a good time to list your property if you plan to sell this year. As more businesses open and if we keep our infection rates down, there will be more competition from other sellers. Many buyers will venture out more as regulations are adjusting to deal with the pandemic. We still need to do most viewings virtually, for the safety of all parties, but we have allowances for in-person viewings with restrictions under Phase 2.

JUST LISTED...

Suffern: Townhome Rental in the Knolls at Ramapough. This 3 level condo offers 3 bedrooms, 2.5 baths, wood and tile floors on main living level plus a fireplace, private deck and two reserved parking spots at your door. Corner unit is a preferred location within a courtyard setting. Pool, tennis, playground, basketball and all common amenities are included. Nice mountain views and bright space with long term lease possible. First Time offered. Contact Carole Novick, owner/broker now. Priced at \$3000.

Single Family Land offerings are very limited in Rockland County and in the Hamlet of Pomona, where I have two special parcels to select from. One is the best value in the village priced at \$219,000 for a one acre parcel. This is a "finished lot" which is ready to apply for your permit now. Water, sewer and gas is at the site and the roads are completed. The grade of this parcel with views out the rear of the house, can create a daylight basement level. This allows you to build more living space at a lower cost and you will most likely save on taxes as well. Don't miss this great offering.

My other land offering is exceptional for all of Rockland County where locating a large building lot is close to impossible. This tranquil site offers **4.57 acres** with Harriman State Park as your adjacent neighbor. Privacy seekers and nature lovers will find this the perfect location for their new home. Horse lovers can access parkland trails. Build what you like with no size restrictions and no developer attached to the site. Build it yourself or we can introduce you to a builder to do what they do best. This may be possible to subdivide into two building sites if you are looking for a family compound. This location offers a very special and unique opportunity to live in a close commuting distance to NYC, where most home sites are less than one acre. Existing foundation and rough cut driveway exist already plus the seller will finance, giving you time to plan your home design. Priced at \$500,000.

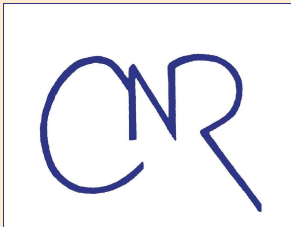
Don't wait for mortgage rates and prices to rise...act now!

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.

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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