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*From the desk of Carole Novick, GRI...*

March 2020 Newsletter

### ATTENTION ALL POMONA RESIDENTS.

#### **POMONA VILLAGE ELECTION Wednesday, MARCH 18, 2020**

Please use your vote to support **SAM PECH** For village trustee.

Click on the link below or request more details.

Rental changes: There has been an extension to the changes to rental regulations proposed by the Department of State where licensing is handled. It is now pushed to back from March to at least June 12th. This was in response to objections by the NYSAR, the New York State Realtors. I will keep you updated if there is any change in June.

There are too many more important issues going on in the world today with the Coronavirus. We will see what the impact is on real estate sales as time goes by. For many years, I have used the internet to cover a broad number of properties before going inside the preferred selections. The buyers prefer that unless they are not technologically savvy. I hope everyone stays safe and takes wise precautions.

On March 24th, our new MLS system is going live. I don't think you will see any

impact as buyers and sellers but it may slow some of the brokers down as adjustments are made to the new programming. Your benefit will be that 11,702 Realtors and Associate Realtors in a total of 1306 Realtor firms will have your listing, all together in one system. The buyers will have easy access to all the properties in all the counties through their broker or salesperson. I think that the number of offices are likely to increase as more companies, who are not in an Multiple listing system now, decide to join our new OneKeyMLS.

For the year of 2019, Median Sales Prices: Westchester \$655,000, Rockland \$455,000, Putnam \$358,500, Orange \$271,000 and Sullivan \$142,500. 2018 was Westchester \$650,000, Rockland \$460,000, Putnam \$350,500, Orange \$258,000 and Sullivan \$128,000. All figures are higher than 2016 prices. We never know what the future will hold but so far, real estate is still an excellent investment and much more stable than the market has been lately. With interest rates so low, some buyers are already coming out to purchase this week.

### **Property Listings:**

POMONA: 4.57 acre site abuts Harriman State Park. Privacy seekers and nature lovers will find this a perfect location for their new home. Easy access to parkway, express bus to NYC and train. A great location for horse lovers with access to parkland trails. Build a large or small, well appointed home for yourself. Possible subdivision with existing finished road. A rare find in Rockland County when most home sites are less than one acre. I have the survey with existing drive and foundation shown. This seller is willing to finance while you plan your design and get your approvals in place. Offered at \$500,000.

POMONA: One acre building lot is ready for a building permit now. Water, sewer and gas is to the site and roads are finished. The graded terrain will allow for a daylight basement level or tri-level design. This gives you the opportunity of more living space at a lower construction cost. Don't miss this great offering...the lowest priced building lot in the village today \$219,000.

My land listings are safe to view and available anytime without difficulties of access. Some property showings are being refused due to health concerns. Interest rates are so low that I am also getting buyers looking to purchase now. Only time will tell how this will affect the 2020 market.

Our other properties have been sold so I have room to add your property here. Let me know if you are thinking of selling and we may already have a buyer for you in our call-in registry.

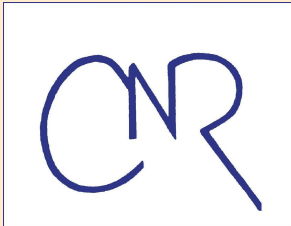
Thank you for taking the time to read my newsletter. View past issues on my

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 have **only** satisfied clients & customers since I began in the industry 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.

**Don't get lost in the crowd!**

***Hiring...I would like to add a few professional salespeople to assist me now.***

**Work with a Realtor with many years of experience to share.\_\_\_\_**



[Click](#) on logo to go to my web site.

[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.



**Sam Pech**

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