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From the desk of Carole Novick, GRI...

November 2020 Newsletter

Wishing everyone a Happy Thanksgiving! Although we are not spending time with our families, as we usually do, I hope you make the most of the time with your immediate household. With 3 vaccines now looking good, we are optimistic that we will be able to get back to the “New Normal” next year. Please be careful and stay safe this holiday season.

Things have not changed that much since my last newsletter. Inventory is still low and at this time of the year, we don't expect any major increases. In a normal year, this is the quietest time in real estate yet there are many people looking for housing in 2020. We have homeowners and investors in the active market although we are in the middle of a pandemic...amazing!

Third Quarter 2020 market report for single family homes shows: Number of sales up 4.8% to 674. Number of Sales, year to date -0.5% to 1489. Median Sale Price up 7.4% to \$ 510,000. Mean sale price up 10.3% to \$548,697. Inventory down -34.3% to 695 as of 9/30. Condominium inventory is also down -30.8% to 137 with median sales at \$274,400 up 7.2%.

Active, 2-story homes in the village of Pomona with 4 bedrooms, 3 baths minimum range from \$665,000 to \$2,200,000. Pending sales are listed

\$625,000 to \$850,000 and sold \$550,000-\$1,650,000. Active Building sites range from \$150,000 to \$3,280,000 for a group of lots. Sold properties from \$460,000 to \$802,000 for 3 parcels. See my land listings below.

Pomona: Hip roof, 2-story Contemporary is not like all the other homes in the area. Set on a quiet, cul de sac street with spacious, level yard. Sunny, 2-story entry, wood floors, real, stone fireplace and facade entry. 4+ bedrooms, 3.5 baths, finished lower level with recreation room, office, den and entertaining kitchenette. Plenty of room for your home/gym, office and hobbies. Eat-in kitchen offers exceptionally large dinette area, new kitchen with island plus great room. Main level office can also be a guest bedroom. Ask for full details and video walk-thru. Offered at \$850,000

Suffern: TOWNHOME RENTAL IN THE KNOLLS! 3 bedrooms, 2.5 baths plus finished lower level. New wood and tile floors on main level, spacious deck with access to green space and BBQ is permitted. Wood-burning fireplace, many large closets and all condo amenities are included. Pool with separate kiddie pool, tennis, basketball, playground & jogging trail. Protected front entry and two reserved parking spaces at your door. Long term lease preferred. Immediate possession, \$3000/month Offered by owner/broker. Request full details and video walk-thru.

HAVE IT YOUR WAY...

Pomona: Building lot offers municipal water, sewer and natural gas. Located on a dedicated road with no off-site improvements required. Build the home you want or we can provide a builder. Graded lot allows for full windows and living space on lower level...the perfect place for your home office, gym or recreation room. Best priced property on the mountain in Pomona. Act now to start your new home construction soon. Asking only \$219,000.

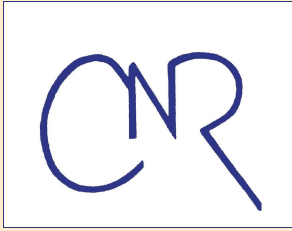
Pomona: Exceptional building site abuts Harriman State Park. 4.57 acres offer a private setting ideal for nature lovers, hikers or just those looking for a tranquil spot. Possible subdivision but being sold as one parcel offered at \$500,000. Owner financing is available.

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 be set up, so you can see the newest listings as soon 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 field 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. PLEASE BE CAREFUL AND STAY SAFE! We follow

Covid-19 Realtor guidelines to protect all of us.

Don't get lost in the crowd!



[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.



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