



CAROLE NOVICK REALTY, INC.

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From the desk of Carole Novick, GRI...

September 2021 Newsletter

Shana Tova to all celebrating the holidays this month.

Stats: Median prices for Active, single family houses was \$624,950 in August of this year. This increased from \$599,000 the month before.

Pomona came down to \$562,500 from \$712,000 the month before. It has been in the \$700s or \$900's throughout 2021.

West Haverstraw has a median price of \$318,000 and I have a listing at \$250,000 for sale now.

Monsey has a median price of \$1,799,999 and I have a listing there at \$2.2M for a three-family.

Rockland County overall has a Sold price, median of \$617,500 through August which started at \$540,000 in January.

Pomona's Sold median is \$650,000.

Monsey Sold, single family properties is at \$999,900.

West Haverstraw median Sold properties are \$324,500 thru August 2021.

Real Estate Brokerage business for sale for a very low price. Looking for the right broker to take over established business of over four decades.

My brand-new listing:

Spring Valley on the Monsey border: 3-Family property in R-15C zone. Keep as a rare, three-family property or start your approval process for re-development. All apartments have direct entrances so no interior hallways to deal with. Level property located just a couple of houses south of Maple Ave. Offered at \$2.2M.

West Haverstraw: 2 bedroom ranch offers eat-in kitchen, large, new deck and laundry on main level. New furnace and hot water heater so you won't have repairs to do for a long time. Quiet street and low taxes are only \$8852 for the year. Good for investors or owner/occupants and ready for quick possession. Offering price has been REDUCED TO \$250,000.

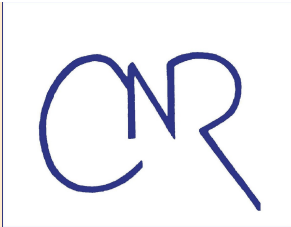
Pomona Village Building site is ready to go for your permit now. One acre building site offers easy access to parkway & NYC express bus. Situated on a finished road and ready now for your new home design. Graded lot allows for a walk-out basement and/or large windows. Distance views are from the rear of the property. Priced lower than any other lots on the Mountain in Pomona at \$244,000. Hurry, owner wants to sell now!

Pomona: 4.57 Acres adjacent to Harriman State Park...a very rare find anywhere in Rockland County and priced at \$500,000. There may be a possibility to subdivide into two building lots, but we are selling it as a single parcel. If you like to hike, bike, walk and be close to nature...this is for you!

RENTAL: Spring Valley 2-bedroom apartment with use of yard and off-street parking. New flooring and brand-new stove. \$1800 but looking for "highest and best" due to so many inquiries. Request tenant application package or go to my site and click on the Bonus Page tab. Video walk-thru
<https://youtu.be/QfW6HzMuJck> Exterior <https://youtu.be/Rkzr-8jsNRU>

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 soon as they enter the market. List your property & receive the best in service & marketing. I **only** have satisfied clients & customers since I began my career 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!

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.

A business card for Carole Novick Realty, Inc. The card is white with blue text and a logo. The logo is the 'CNR' monogram. The text on the card includes: 'CAROLE NOVICK, GRI RE Broker/President' at the top left, 'CAROLE NOVICK REALTY, Inc.' in the center, '845-362-1120' below the company name, 'www.CaroleNovickRealty.com' at the bottom left, and 'Fax: 845-354-9175 Pomona, NY 10970' at the bottom right. There is also an 'MLS' logo in the top right corner.

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