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From the desk of Carole Novick, GRI...

February-March 2021 Newsletter

I want to wish everyone a happy holiday season. I hope that with more people being vaccinated, some families may be able to see their loved ones again. If not this year, hopefully for next year's Passover & Easter celebrations.

I also want to remind those of you who are Pomona Village residents, that there is an **ELECTION** coming up on **March 16, 2021** for two trustee positions. Voting will take place from 6:00 am-9:00 pm at Pomona Village Hall located at 100 Ladentown Road Pomona, NY. The village has absentee ballot requests available for anyone who does not want to go in-person on the 16th. You will need to check off the Temporary Illness on the list of reasons. Wednesday, March 10th is the LAST day they will mail out an Absentee Ballot. Tuesday, March 9th is the last day they can receive an Application for an Absentee Ballot to be mailed to qualified voters. Call the village if you need to check your status. **Please join me in supporting the Yagel/Wilson ticket.**

In the works, is a bill to repeal the SALT Tax Cap (State & Local Tax) which was started with the tax law changes of 2017. This will allow property tax deductions to be taken again, as they were in the past. Currently, it is limited to \$10,000 of your tax bill and most of us pay significantly more than that amount every year. This bill was introduced on January 28th by Democratic Reps.

Mondaire Jones, Tom Suozzi and Majority Leader Charles Schumer. This will be a boost to homeowners since we are heavily taxed in the Hudson Valley area...particularly Rockland and Westchester.

Reported by the National Association of Realtors, Single-Family Home Prices Rose in All Metro Areas in the fourth quarter of 2020. 88% of the markets showed double-digit price appreciation. National median prices rose 14.9% year-over-year to \$315,900. The highest increase was in the Bridgeport/ Stamford /Norwalk CT area where the year/year median sales rose 39%.

Rockland County Year-To-Date median sales of Single Family homes, throughout the entire county, has gone from \$500,000 in January to \$525,000 in February and so far in March is at \$551,250 to date as of 3/7/21. Active listings Median was \$629,999 in January, \$545,400 in February and \$567,400 in March to date. Considering the intense snow storms and Covid-19 issues, that is pretty good. In **The Village of Pomona**, the Active median was \$925,000 in January, \$799,000 in February and \$874,950 for March to date. February is typically a less active time for new listings to come on the market. Sale price medians were \$535,000, \$707,250 and \$821,250 for March to date.

HAVE IT YOUR WAY...Build your custom home.

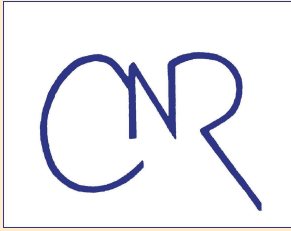
Pomona: Single building lot offers municipal water, sewer and natural gas. Located on a dedicated road with no off-site improvements required. Build the home you want by yourself or we can provide you with a builder. Graded lot allows for full windows and additional living space on lower level.. This is the perfect place for your home office, gym, recreation room or guest accommodations. This is the BEST VALUE on the mountain in Pomona today. Act now to start your new home construction soon. Priced at only \$219,000.

Pomona: Perfect for privacy seekers, hikers and nature lovers. Exceptional building site abuts Harriman State Park. 4.57 acre site offers a tranquil setting for any buyer. It may be possible to subdivide into two lots but we are selling this property as it is today...an over-sized, single parcel. Owner will consider financing for a qualified buyer. Offered at \$500,000.

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 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!

Don't get lost in the crowd!



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