

## CAROLE NOVICK REALTY, INC.

6 CHAMBERLAIN COURT  
POMONA, NEW YORK 10970  
Carole@CaroleNovickRealty.com

(845) 638-1600  
(845) 362-1120  
www.CaroleNovickRealty.com



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

#### January 2021 Newsletter

I hope this newsletter finds that you are well and staying safe and warm this January. With vaccines starting to be distributed, hopefully, we will all be able to feel better in the coming months, but we must be vigilant with wearing masks... make sure to cover your nose, wash your hands often and keep your distance when near other people. I am sure you would like to see more of your friends and family as I do, but we must contain this virus as it is only getting stronger recently.

Real Estate is alive and well...2020, despite the Pandemic, it has been a successful year for real estate sales. Virtual viewings, masks, gloves and booties were required, yet people were still moving throughout the state and locally. Sales and prices were up, inventory and interest rates were...and are still are down. NYS Median sales price in 2019 was \$286,000 and this past December 2020 it was \$350,000. Inventory saw a 22.6 percent drop keeping this a seller's market.

Rockland County, Single family sales increased 14.7% for the year, with 36% in the fourth quarter. There were 2,327 sales in 2020, compared to 2,028 in 2019. The median sales price was \$500,000, nearly a 10% increase year over year, from \$455,000 in 2019. Real Estate is still a great investment!

Statistics come from our MLS with 41,000 professionals in Manhattan, Westchester, Putnam, Rockland, Orange, Sullivan, Nassau, Suffolk, Queens, Brooklyn, and the Bronx.

The outlook for the coming year is positive, although too many people are out of work in other industries. It is frustrating to be a buyer today but when you see something you like, you will need to make a quick decision. The house will not be perfect. but if it works overall for you and the location is right, modifications can be made to suit your preferences over time. Everyone wants the perfect property, but it is usually a matter of settling for what is the best option, based on the available inventory.

**Pomona:** 2-story Contemporary offers Hip roof & custom design. Set on a quiet, cul-de-sac street offering a large, level yard. Bright entry with overlook from above. Wood floors, real, stone fireplace full-height stone facade. 4+ bedrooms, 3.5 baths, finished lower level with recreation room, office, den and entertaining kitchenette. Plenty of room for home/gym, office and all your hobbies. Enormous, eat-in kitchen with window surround at dinette area. NEW kitchen with select granite counters, island that includes wine holder. Oversized great room of approximately 400 square feet. Main level office can also be used for a guest bedroom. Ask for full details and video walk-thru. Offered at \$850,000

**Suffern:** TOWNHOME RENTAL is a rare commodity. 3 bedrooms, 2.5 baths plus recreation room on lower level. Storage space and laundry plus cedar closet and large closets throughout. New hardwood floors in main living level. Entry & kitchen offer ceramic flooring. Spacious deck has access to green space and room for BBQ. Corner location offers fireplace & lots of sun streaming in. All condo amenities are included. Pool with separate kiddie pool, tennis, basketball, playground & jogging trail. Front entry overhang keeps you dry while looking for your keys. Two reserved parking spaces at your door. Long term lease preferred and available now. \$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

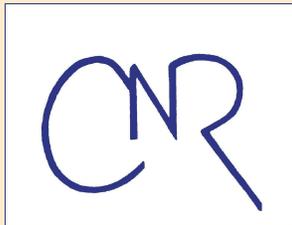
a private setting ideal for nature lovers, hikers or just those looking for a tranquil spot. Possible subdivision but being sold as one parcel offered at \$500,000. Owner financing is available.

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.



©2021 Carole Novick Realty, Inc. | 6 Chamberlain Court, Pomona, NY 10970

[Web Version](#)

[Preferences](#)

[Forward](#)

[Unsubscribe](#)

Powered by  
[GoDaddy Email Marketing](#)®