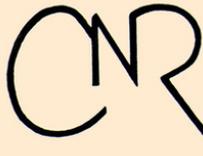


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From the desk of Carole Novick, GRI...

May 2021 Newsletter

Covid-19 guidelines are easing for fully vaccinated individuals, but we are still wearing masks etc. when viewing listings. Please follow the directions provided on the listings when viewings are in-person.

Inventory of housing continues to decrease in the state and prices continue to rise in the month of April according to the housing report released on May 21, 2021 by the New York State Association of REALTORS®. It has now been 17 consecutive months that this continues to occur in year over year comparisons... now at a 22.2 percent decrease. For 11 months there has been an increase in the median prices representing a 42.3% increase from April 2020. Closed sales increased 47.6% year over year as did Pending sales (Contracts). Mortgage rates are down a little, keeping monthly payments lower. April decreased to 3.06% from 3.08% in March 2021.

Life has not gotten easier for buyers which is why I want to tell you about my brand NEW LISTING of a single family home in Pomona, NY...

Pomona: Custom, Contemporary Colonial is in great condition with no work needed. Many items have been updated in recent years...roof, siding, furnace, hot water heater and more. Level property in quiet neighborhood setting along

the Mahwah River is a private and tranquil spot. 4 bedrooms, 2.5 baths, open plan and the only one of this design in the area. Low taxes are extra special at \$11,456 before you take your STAR exemption. This listing is going to go very fast so contact me right away if you are interested.

Pomona: **REDUCED \$40,000!** Custom, 2-Story colonial has been greatly reduced to sell immediately. Owner found a new home and doesn't want to lose it so act now and enjoy living in another quiet, neighborhood setting with a level yard and easy access to the Parkway and all the parks. Stone façade and real stone, wood-burning fireplace. Two whirlpool tubs, 3.5 baths and so much more. Now offered at \$859,900.

Building site in Pomona Village just returned to the market. Acre building site offers all utilities so the site. Finished road and ready now for your selected home design. Graded lot allows for a walk-out basement. Distance views are visible from the rear deck. Now available at \$244,000. Hurry and get your plans going to start construction soon.

West Haverstraw: 2 bedroom ranch offers eat-in kitchen, large deck and laundry on main level. Quiet street and low taxes are only \$8852 for the year. Good for investors or owner/occupants and ready for quick possession. Offering price is \$275,000.

PRIVACY SEEKERS Land for sale...Pomona 4.57 acres adjacent to Harriman State Park. Enjoy nature as your neighbor and build a house to your specifications. This quiet street offers easy access to the Palisades Parkway, yet you feel like you are tucked away in your own world. Potential to subdivide but offered as a single parcel for \$500,000. Land of this size is almost impossible to find in Rockland County and only a 30 minute drive to the GW Bridge!

Blauvelt house/share. Offering a great opportunity to live in a large colonial home with two other women. Owner is willing to share her home for \$1300/month including all utilities. Looking for a professional single to share this 5-bedroom, 4-bath home. Please email me with a little about your preferences, if you are interested in this rental. Hurry, act now.

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!



[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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