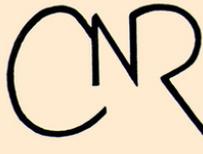


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From the desk of Carole Novick, GRI...

October 2020 Newsletter

Legislative updates: The SBA will begin processing PPP loan applications. Businesses are eligible for forgiveness if they spend 60% or more of the loan on payroll, rent, electric and mortgage payments. Applications are submitted through your lender.

Congress has extended the National Flood Insurance Program for one year. This will allow those homeowners affected, to sell their homes and buyers to finance their purchases. Our Realtor organization would prefer it to be a longer period but at least it was extended.

Congress has still not approved aid for our state governments. Salaries for our police, fire fighters, teachers etc. are greatly affected by this and so are our local taxes that may have to cover the debt if the government doesn't help. Congress must provide assistance to help our residents who are out of work. If they do so, we can get through this Pandemic and come out on the other side with a functioning economy.

Statistic updates: NYS has had strong buyer activity although we still have low inventory as of September. We have many regulations to follow to meet the Covid-19 guidelines for in-person viewings so it is a little more complicated, but

we do have a path to assist buyers and sellers during these difficult times. Statewide sales jumped 12.2% year over year. Pending sales are up 3% and new listings are up 13.6%. Median sales price have risen 17.5% while the number of homes for sale fell 21.5%. A balance market should have a 6-6.5 month supply and it is now at 4.5 months. Statistics taken from NYS Association of Realtors.

Locally, Rockland County, SFR Median SALES Price was at \$440,000 in January and September is at \$524,750. New City went from \$517,500 to \$551,500. The Village of Pomona went from \$465,000 to \$548,250.

ACTIVE, monthly, median prices for Rockland County were \$529,000 in January and \$544,500 in Sept. Village of Pomona went from \$549,000 in January to \$862,500 in Sept. New City went from \$549,000 to \$562,500.

FYI...Cold calls from Realtors are still prohibited and virtual viewings are prescribed as best practices.

Pomona: My latest listing is a Custom Contemporary on a quiet street with large, level yard. 2-story entry, wood floors, stone fireplace and 3.5 baths. Finished lower level includes large recreation room, office, den and entertaining kitchenette. Use for your home/gym offering a full bath on that level. Over-sized, eat-in kitchen, main level office/guest bedroom, stone facade and level driveway. Ask for full details and video walk-thru. Offered at \$850,000

Suffern: TOWNHOME RENTAL IN THE KNOLLS is ready for immediate occupancy. 3 bedrooms, 2.5 baths plus finished lower level. Wood and tile floors on main level, spacious deck with access to green space and room for BBQ. Fireplace, many large closets and all condo amenities are included. Main pool plus kiddie pool, tennis, basketball, playground etc. Protected entry and two reserved parking spaces at your door. Long term lease preferred. \$3000/month Offered by owner/broker. Contact me now for full details and video walk-thru today!

Pomona land: Building lot offers municipal water, sewer and natural gas. Located on a finished road with no off-site improvements needed. Graded lot allows for good living space on lower level with full-sized windows, The perfect place for your home office, gym or recreation room. Best price in the area. Act now and start your new home construction soon. Offered at \$219,000.

Pomona land: Over-sized building site abuts Harriman State Park. Exceptional 4.57 acres offers 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 so you can see the newest listings 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 profession 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!



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