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From the desk of Carole Novick, GRI...

September 2020 Newsletter

I want to wish everyone who celebrates the upcoming holidays, a very Happy New Year! Although family gatherings may be smaller than usual, I hope everyone stays safe.

For those who live in the VILLAGE OF POMONA, I am asking for your support of Samuel Pech on September 15th in the Special Election that was scheduled for March 18th and is now being held September 15th from 6 am to 9 pm.

PLEASE VOTE...SAM'S THE MAN!

Update on Covid-19 regulations: Governor Cuomo extended the State of Emergency to October 4, 2020. Licensees are prohibited from making any cold calls. All Telemarketing calls are not permitted under General Business Law §399-z(5)(a). Licensees are prohibited from soliciting a listing from FSBO properties.

Also, privately owned casinos can reopen beginning on Sept. 9 at 25% capacity. Malls in New York City will be allowed to reopen starting Sept. 9 with a 50% occupancy limit. Restrictions including air ventilation are in effect.

Please remember to request your Absentee Ballots for the November election early. If you need a copy, I am happy to send you the form.

Other news: The Gateway Tunnel Project is delayed a year. This is one of the most important infrastructure projects in the New York metro region. Included is a new two-track rail tunnel beneath the Hudson River, rehabilitation of the 109-year-old North River Tunnel and completion of Hudson Yards Concrete Casing. We all need to continue to do our part by wearing masks, social distancing and washing hands frequently. We CAN get through this if we all work together!

Median Sales Prices are rising. Single Family Dwellings are up 4.9% to \$430,000 in the entire MLS system, up from \$410,000 in 2019. Rockland County is up 3.3% to \$469,800, up from \$455,000 in 2019. Pomona is up 4.9% to \$587,500 in August, up from \$560,000 in 2019. Pending sales in Rockland are up 14.1% and Pomona village is up 16.7%. These are sales now in Contract.

Multiple offers are more common in markets like this. I just listed a condo and received 3, qualified offers almost immediately and now I have a contract pending. Due to showing delays due to Covid-19, this had a little delay or it would have been even quicker since I just listed it on 8/24/20.

Pomona: **JUST LISTED** 2-story, Custom Contemporary on quiet street with large, level yard. 2-story entry, wood floors, stone fireplace and 3.5 baths. Finished lower level offers large rec room, office, den and entertaining kitchen. Use for home/gym with full bath on that level too. Spacious eat-in kitchen, stone facade and level driveway. Ask me for full details. Offered at \$850,000

Suffern: **TOWNHOME RENTAL IN THE KNOLLS** 3 bedrooms, 2.5 baths and ready for immediate occupancy. 3 living levels, wood and tile floors on main level, spacious deck with access to green space. Fireplace, large closets and all amenities included...pool, tennis, basketball, playground etc. Owner/broker offering. Covered entry and two reserved parking spaces at your door. Long term lease preferred. Call for full details today!

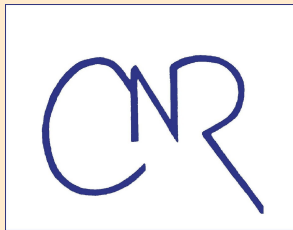
Pomona: Building lot offers all municipal services on a finished road. Graded lot allows for good living space on lower level with full windows for home office or rec room. Ready to start your new home construction now and priced for quick sale. Offered at \$219,000.

Pomona acreage abuts Harriman State Park. 4.57 acre site offers a private setting ideal for nature lovers, hikers or just those looking for a tranquil spot. Possible subdivision but now being sold as one parcel for \$500,000. Owner financing is available on this property.

Pomona: Bright, upper, one bedroom condo. If you want a real easy move, it can be available furnished. Clubhouse, pool, gym, hot tub and all common amenities in this complex are very nice. Storage in the building and parking at your door. Private views, wood floors and only \$154,900. Pending contract.

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!

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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