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From the desk of Carole Novick, GRI...

March 2018 Newsletter

Happy Passover and Happy Easter to all who are celebrating the upcoming holidays.

For those landlords who are not already aware of it, service animals, as defined by state laws, are not considered pets and are therefore treated differently. These animals have special training. If you have further questions about this, please ask.

The Senate passed a banking reform bill that would ease compliance costs for smaller banks making it easier for financing residential and commercial properties. The house bill differs and needs to be reconciled with the senate version or the House can pass S. 2155 so regulatory reform can become law.

Rockland County-wide sales: Jan \$429,999 median price. Feb \$420,000 and March to date is \$467,000. January sales ratio was 97.8% of listed price and February was 97.2%.

Local sales: New City sales median was Jan \$662,500 and Feb \$574,900. Pomona village sales median was Jan \$582,000 and Feb \$650,000 with March to date at \$679,500.

Inventory for the county-wide single family homes was Jan 6259 and Feb 6424 as compared with last year 7213 and 7386 respectively. Low inventory is still a key factor and this year's storms have been pretty bad so hopefully, Spring weather will help to bring more options for the buyers in the next month or two. If you are thinking of selling your house this year, now is a very good time to enter the market. Rentals are still very active as well. Investors should look at some single family properties as good options to buy today...rent and sell in a couple of years. I have one particularly good option below with very low taxes.

RESIDENTIAL LISTINGS

Pomona: Pretty in all seasons...Cul-de-sac location offers privacy and seasonal, mountain views. 2 new baths (total 2.5), new windows & doors plus many other quality upgrades. Hardwood floors, spacious family room offers wood stove & wet bar. Low taxes, extensive rock wall landscaping and priced to sell at \$445,000.

Pomona: Weekend retreat or full time residence in parkland area. A special site offers 1.6 lush acres offering plenty of room for future expansion. Well-appointed house comes with radiant heating, custom kitchen, Black Walnut breakfast bar, new furnace, new water softener and filtration system. Plenty of natural light & no steps to navigate. Serious seller wants to hear your best offer. Investors can benefit from monthly tenant too...\$429,000.

New City: This 2-level home was completely renovated a few years ago. Large, 2-car garage is adjacent to house offers a single door for those who want to use it also for a work space. Private yard in all seasons with nice views. Whirlpool tub, 3 full baths and easy access to lower level. Serious seller wants to hear your best offer now \$575,000.

Pomona: Stately, Bi-level on dead-end street offers private, level yard and oversized 2 car garage. New central air & roof. 4+ bedrooms, 3 full baths, wood floors, updated kitchen, 400 +- sq ft bonus room & brick fireplace. Flexible possession or trade possibility, \$550,000.

BUILDING LOTS FOR INDIVIDUALS OR BUILDERS

Pomona The Last, single building lot can get immediate permit. Acre site, situated on a dedicated road with all municipal services available. Panoramic views. Full size windows and/or door from basement level possible. Short walk to park with ball field and close to parkway for 30 minute drive to GW Bridge. \$219,000. WANTED...BUILDER WITH A PLAN TO PRICE A FUTURE HOME ON THIS SITE.

Pomona: *Developer Wanted.* Finished lots for custom construction. Exciting views, some sites allow for daylight basements. The demand for new homes in this area is growing fast...the time of the year is right...call me now for full details. Don't miss this rare opportunity in Rockland County...just 26 miles north of the GW Bridge. Very little land remains for development and the infrastructure is already in place.

RENTALS

Pomona:JUST LISTED...3-4 bedroom house offers over-sized master suite with endless closets and on-suite bath with dual vanity, bidet, tub and shower. Fireplace in sunken living room with oak floors with walnut trim. A special house with lots of character. Schedule a viewing before it is too late \$3200/month.

Pomona A young, 4 bedroom, 2 full bath rental with hardwood floors, cathedral ceilings, sun room, formal dining room, island kitchen, deck and 2 car garage. Landlord does mowing too. Ready to view now...\$3000.

Pomona 4-5 bedroom, 2-story house with fireplace, sun room & spacious, eat-in kitchen. Cul-de-sac setting and 2 car garage. Near exit #12. \$3750.

We have room for your listing here. Request a personal evaluation of your property. We may already have a buyer ready for your property in our call-in registry.

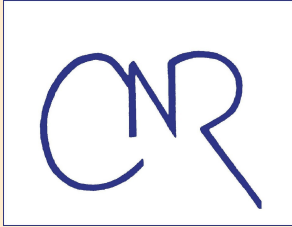
Thank you for taking the time to read my newsletter. View past issues on my site. Contact me for full details on any property you pass on the Internet or on the road. Request a personal search so you can see the newest listings as they enter the market. List your property & receive the best in service & marketing. I only have satisfied clients & customers since I began in the industry in 1977. Read a few testimonials on my site or ask for more. **Hiring the BEST Realtor means you will also obtain the BEST Price.** I welcome your feedback on my newsletters.

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