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From the desk of Carole Novick, GRI...

June 2018 Newsletter

Have a great summer season!

Rockland County Statistics:

Year to date sold median prices for single family homes in all of Rockland County were at \$427,750 in January and \$457,500 in May. Pomona active median prices for all listed in the village were \$549,000 in January and \$839,999 in May. All properties in the hamlet section were \$544,900 in January and \$577,000 in May. New City active median prices for all style properties was \$649,500 in January and \$554,500 in May. In the North HS district it was \$675,000 in January and \$649,000 in May. Sold Median for all was \$472,500 in January and \$446,550 in May.

We still have a shortage of good property listings at this time although we have 975 active houses as of May in all of Rockland County with 882 in April but 727, 735 and 764 in the first three months of this year. 120 listings in New City, Clarkstown school district are active now and only 36 are active in the village of Pomona and 47 in the entire hamlet area. All pending contracts are still listed as active. In my searching, I find some sellers have stopped showing their homes during this time. These figures do not include short sale properties. Request statistics on your local area if you are thinking of selling this year.

Thank you all for your support over the past 40th years that I have served the Rockland County Real Estate community. Sometimes I list and sell beyond the county limits but the bulk of my business has been concentrated locally. I am currently in need of more seller clients to share my expertise with since most of my listings are in contract or have recently closed. If you are thinking of selling this year, while it is still a seller's market, please let me know if I can assist you.

Featured listing... New City home must be sold as soon as possible. Owners are finally moving tenant out so the house will be put in showing shape in the next week or two. Spacious Bi-level was completely redone a few years back so no major attention is needed. Fully built out lower level makes this Bi-level much larger than most. Oversized, 2-car garage also makes a good workshop for those handy buyers or car enthusiasts. There are no dividers (Lolly columns) to interfere with the space and a single door leaves the area open to accommodate many uses. Lower level has no steps to enter which suits an in-law suite nicely. 3 full baths, 5 bedrooms, whirlpool tub, two washers and dryers plus a special $\frac{3}{4}$ acre property. Private setting all year long with mountain views in winter months. Tub and separate shower on first floor bath makes for easy egress. Granite counter-tops, wood kitchen cabinets, wood floors on main level and high quality wood-look flooring on lower level. Central air conditioning with separate zones for each floor. Addition bonus room on first floor can be used for a studio, bedroom or computer room with direct access to yard. High quality materials were used in the renovation. Paving stone entry plus spacious paving stone patio. Large neighborhood setting is convenient to Woodglen Elementary School in the Clarkstown School District. Close to park and shopping too. Offered at an excellent price of \$575,000. Looking for best offers now. Call to schedule a viewing before it is too late.

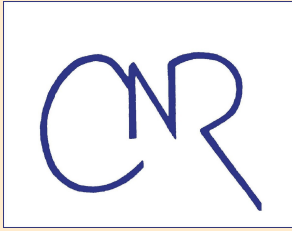
Thank you for taking the time to read my newsletter. View past issues on my site. Contact me for full details on any property you pass on the Internet or on the road. Request a personal search so you can see the newest listings as they enter the market. List your property & receive the best in service & 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.

Happy July 4th week!

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