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From the desk of Carole Novick, GRI...

September 2018 Newsletter

Happy New Year to all who are celebrating the holidays this month.

Another year in the industry... **I am celebrating 41 years** as a real estate professional. I have worked in this NY area the entire time so if you need assistance, I am the person you want to have represent you. Thank you to all those who have helped make my business a success!

NYS housing market data: Median sales are up 5.7%...New listings have increased 0.2%...Homes on market have decreased 8.8% and Days on market have decreased 3.7%.

August statistics show 13,852 closed sales which are the third highest total in the last eight years. Median sales price rose 5.7% since last year. Inventory is still limited and most factors that affect our industry are relatively stable. The Housing Affordability Index has been trending downward. That means fewer households will be able to afford a median-priced home, as incomes don't rise along with the increase in housing prices. August affordability index was 120...that means median household income is 120% of necessary income to qualify for a median price home at prevailing rates. August 2017 was 136 making it easier then to qualify for the same, median priced home.

Our MLS has been growing over many years and now we will be a **regional Multiple Listing System**. Our current Hudson Gateway Association of Realtors® (HGAR) and the Long Island Board of Realtors®, Inc. (LIBOR) are consolidating to serve the New York Metro area. The new system will have approximately 40,000 Realtor® subscribers, to cover: Nassau, Suffolk, Queens, Brooklyn, Manhattan, Bronx, Westchester, Putnam, Rockland, Sullivan and Orange Counties.

As of 9/26/18 there are 955 single family homes on the market in all of Rockland County with 379 in Contract status. In New City/Clarkstown School District there are 129 active properties and 49 in contract. Active prices range from \$287,550 for a Handyman Special to \$2,125,000. In the village of Pomona there are 35 Active properties from a low price of \$429,000 to \$2,699,999 with 8 pending contracts.

If you wish to get an idea of value of your property, just let me know.

Featured listing... MUST SELL THIS MONTH!! **New City** Renovations are completed and now we can show the house anytime. Main level has just been freshly painted and beautiful, oak floors are also refinished. A full renovation of the entire house was done in 2007 so the effective age is 11 years young. Fully built out lower level provides much more living space than most Bi-levels. Oversized, 2-car garage also makes a good workshop for handy buyers or car enthusiasts. The space is wide open and a single door makes egress easy. One step to enter lower level if used for in-law suite. 5 bedrooms, 3 full baths, whirlpool tub, two laundry areas and a private and level $\frac{3}{4}$ acre property. Granite counter-tops, custom, cabinets, wood floors or wood-look flooring on lower level. Central air conditioning with separate zones for each level. Bonus room can be used for an art or music studio, bedroom or computer room. Paving stone entry plus expansive, paving stone patio. Neighborhood setting is close to Woodglen Elementary School in the Clarkstown School District. Value- priced at \$575,000. **OWNER WANTS TO HEAR BEST OFFER FOR QUICK CLOSING!** __Please email or call to schedule a viewing time.

Pomona Oversized building lot with small house is the lowest priced property in Pomona now! Plenty of room to expand now or in the future. No work needed on existing house since it was renovated by the current owner. High quality, custom kitchen, radiant heating so no vents or baseboards to deal with. This was a 3 bedroom house that was changed to create a larger master bedroom. One-level living is perfect for those who don't like steps. Garage is also on the same level which allows for easy egress with groceries. This is another area of future expansion. Sunset and mountain views. Set back off the road on a knoll. This is a great opportunity for an investor too since current tenant would like to remain if

possible. Only \$429,000 with low taxes.

Condominium

Pomona...Town 'n Country Condo. Upper level, 2 bedroom with 1.5 baths is close to pools and clubhouse offering gym, indoor pool, sauna, billiard room all included. Party room arrangements can be made. Easy access from second parking lot without steps. Laundry in building. Offered at \$195,000 but don't wait or you may miss out.

Building lots...one single lot is ready to get a permit now. Water, sewer and gas to the site, \$219,000.

Rentals:

Blauvelt house/share rental now has one vacancy. 5 bedroom, 4 bath Colonial offers full use of kitchen, family room, living room and dining room. Finished basement area is also shared by a total of 3 occupants. This is a furnished rental with all utilities included for only \$1100/month.

There is room here for your property now too. Let me know if you are thinking of selling soon.

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.

Don't get lost in the crowd!

Now hiring experienced professionals to start immediately.

Work with a Realtor with 40 years of experience to share.____



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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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RE Broker/President



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