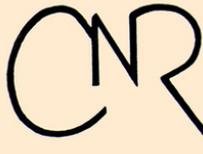


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## *From the desk of Carole Novick, GRI...*

### February 2019 Newsletter

Elections are coming up for the Village of Pomona. If you are a resident, please mark your calendar for Tuesday, March 19th. Voting is to be held at the Village Hall from 6 am to 9 pm. To find out more, you can go to [www.IanForMayor.com](http://www.IanForMayor.com). If you have any questions about the upcoming election, you are welcome to contact me. I have been living in Pomona since 1974 and built my second home here in 1990. I am happy to answer all of your questions about real estate and/or the village.

Hudson Valley home sales for the past year have changed with some counties up and others down but that is just the number of sales. Prices, on the other hand, have risen. Median prices for 2018 are as follows: \$650,000 in Westchester, an increase of 1.2% year over year. \$450,000 in Rockland County, an increase of 4.5%. \$350,000 in Putnam, an increase of 3.7%. \$258,600 in Orange, an increase of 6.4%. \$128,000 in Sullivan, + 7.8%.

The real estate market is looking strong for this year. Inventory is still an issue. Westchester sales prices have risen from 2015 at \$627,500 to \$650,000 and Rockland prices have risen from \$415,000 in 2015 to \$460,000. All the other counties have also seen price increases.

We are one of the largest MLS systems in the country. We merged with Long Island and the Sullivan County MLS system and we have expanded into the Manhattan market as well. We currently have 11,245 Realtors plus affiliates. This gives both buyers and sellers an expansive opportunity to access all the properties and reach all the buyers. As Realtors, we can assist our clients directly or indirectly in all areas now in our system.

### **PROPERTY LISTINGS...**

**New City** Spacious Bi-level is ready for a quick sale with no work needed. Exceptional for this style, the garage is not under living space. Easy access to first level makes it the best in-law suite set-up. 5 bedrooms, 3 full baths, whirlpool tub, two laundry areas and a private property all year long. Granite counter-tops, custom cabinets, wood floors up and wood-look down. Central air conditioning with controls on each level. Bonus room for studio, bedroom or computer room. Paving stone entry and large patio in rear. Safe, neighborhood for walkers or bikers. Priced very well at \$550,000.

**Pomona** 1.6 acre property with ranch offers numerous options for future expansion. This is the lowest priced property in the village of Pomona so don't wait too long. Great condition offering custom kitchen, radiant heating and on-grade garage. Originally a 3 bedroom house is now 2 bedrooms with a combined master. Garage can be finished for additional bedrooms. Surrounded by Harriman State Park, this makes a great weekend home too... only 26 miles from GW Bridge, \$429,000.

**Pomona Building lots...**Acre lot is ready for a permit. Water, sewer and gas to the site, \$219,000. Ask me for the details...lot prices are rising in the area.

**Pomona JUST LISTED** 4.5 acre site abuts Harriman Park. Tranquil setting is perfect for nature lovers and privacy seekers. Ready for your custom designed home with no deed restrictions as to size of house. Save by using the existing foundation. Potential for two lot subdivision. A special opportunity...contact me now for full details...\$530,000.

### **Rentals**

**Pomona** 2 bedroom rental with new kitchen and main area carpeting. Includes all utilities is available now at only \$1800/month. This won't last long.

Coming Soon: West Haverstraw Ranch offering 2 bedrooms and new deck, eat-in kitchen and wood floors. Viewings will begin soon. Let me know if you have any interest and I will let you know when we start showing \$295,000

Your property can appear here in the next issue. Let me know if you are thinking

of selling soon. I am currently searching for a few buyer's needs including a condo in the Retreat at Airmont. If you are thinking of selling, I may already have your buyer in my call-in registry. If you hold a real estate license and want to discuss a change, I am hiring now.

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 have all satisfied clients & customers since I began in the industry in 1977. Read a few testimonials on my site or ask to see more. **Hiring the BEST Realtor means you will also obtain the BEST Price.** I welcome your feedback on my newsletters. Please call if you need to send me a fax.

**Don't get lost in the crowd!**

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