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From the desk of Carole Novick, GRI...

March 2019 Newsletter

Village elections are **March 19th**...if you live in a village, remember to exercise your right to vote. These are the people who will make decisions that affect how your tax dollars are spent.

The National Association of REALTORS® (NAR) represents 1.3 million residential and commercial practitioners. We advocate for many issues that affect you and your real estate values. The agenda this year includes the SALT deductions. This year you can only deduct \$10,000 on your tax returns. Most homes in the Hudson Valley area exceed that figure by a considerable amount. There is no index to Inflation for Mortgage Interest Deduction. The 2017 tax changes lowered the amount of deductible mortgage debt to loans of \$750,000 or less. There is also no index for inflation for Capital Gains Exclusion on Sale of Principal Residence. Current law provides sellers of a principal residence an exemption from capital gains tax of up to \$250,000 (\$500,000 for joint returns). This is now worth about half of what it was when it began. These and many other concerns are being address by our association to help preserve the value of your properties.

In NYS new listings rose 8.2% in January year over year and pending sales increased 3.9%. Interest rates did not rise in January, which is good, especially if

you are a purchaser this year.

Median Sales data Year To Date:

All of Rockland County January \$444,000, February \$450,000.

New City, Clarkstown January \$527,500, February \$540,000

Pomona Hamlet: January \$565,750, February \$490,000.

Keep in mind that these sales went to contract a few months earlier.

All Rockland Active Median Prices: January \$529,000, February \$535,000.

New City, Clarkstown Active Median: January \$692,500, February \$612,100.

Pomona Active Median: January \$699,000, February \$724,000.

PROPERTY LISTINGS...

JUST LISTED: Pomona 4 1/2 acre site is adjacent to Harriman State Park. The park offers 52,000 acres and it is your backyard. The good part is that you don't pay taxes on the parkland but you can enjoy it. Tranquil & wooded site has existing foundation. Quiet street is perfect for your custom new home. Horse owners, nature lovers, hikers etc. will find this to be an exceptional site. Offered at \$530,000 and owner will consider financing. It may also be possible to subdivide into two building sites.

ONLINE AUCTION New City house is available for bids now. No set dates to wait for...owner reserves the right to accept offers anytime. Spacious Bi-level home was completely renovated in 2007. This home offers a fully built-out lower level with an attached, 2-car garage. Large, private property with seasonal distance views. Greatly REDUCED to \$550,000...make your best offer for a quick closing. Contact me now for full details and viewing times.

Pomona 1.6 acre property comes with a straight ranch. Small house has plenty of 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 set up as a 2 bedroom house. Garage can be finished off for additional bedrooms or living space. 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.

Rentals

Pomona 2 bedroom rental offers brand new kitchen and new living area carpeting. ALL UTILITIES ARE INCLUDED FOR ONLY \$1800/month. Request a viewing time now.

Coming Soon: West Haverstraw Ranch offering 2 bedrooms and new deck, eat-in kitchen and wood floors. Let me know if you have any interest and I will include you on a list of buyers to contact when we begin viewings \$295,000

Room available to add your property 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.

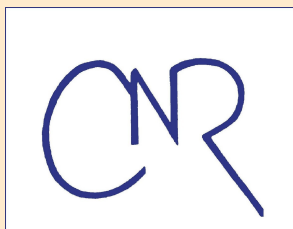
Hiring now...if you hold a real estate license and want to meet, please contact me. The market is showing more activity already and will be stronger over the next few months.

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 fax.

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