



Roger Katchuk, M.Sc.

First Tioga Realty
54 Central Avenue, Owego, NY 13827
www.FirstTiogaRealty.com
Roger@FirstTiogaRealty.com
Office: (607)687-9800



Newsletter

2018 Vol. 2

The Strait Skinny

Craigslist scams are going on in the area. Criminals are searching listings of vacant homes on real estate sites and then offering them for rent on Craigslist. They will break into a home to set up a showing, have a fake lease and require cash for upfront payments. We monitor this at the office to make sure none of our clients have been scammed.

Low inventory of homes has been a factor this past year. Properties that have been well maintained and in desirable locations have sold quickly. There is a growing pool of homes with deferred maintenance or listed at too high a price, that are sitting on the market. With mortgage rates starting to move up slightly and low inventory, it's a good time to sell your home. Currently on the Greater Binghamton Association of Realtors there has been 1856 home closings as of early November. Under contract homes total 328. GBAR could finish with close to 2200 home sold for 2018. The Elmira/Corning Association has 1455 sold homes and a large number of pending contracts at 803. The Bradford/Sullivan Association shows 524 home closings so far this year with 606 pending sales to close.

Roger Katchuk TV

on YouTube

Check out the Roger Katchuk TV channel on YouTube for the Community Stories series featuring local organizations. The most recent installations feature the Broome County Health Department, helping to navigate the installation and maintenance of septic systems, and the Susquehanna River Archeological Center.

First Tioga Marketing: LOCAL-NATIONAL-INTERNATIONAL

- Quadruple MLS listings on the 4 regional Real Estate Boards, Greater Binghamton, Ithaca, Elmira/Corning and Bradford/Sullivan Associations of Realtors.
- Listing exposure on more than 100 web sites including Realtor.com, Zillow and Trulia.
- Listing exposure on more than 100 of our Real Estate Broker partner websites.
- Drone aerial photographs.
- High definition interior photography.
- Video tours.

Thinking of selling? Schedule your two-part consultation with me that will involve a tour of your property and a marketing presentation at my office presented in wide screen format. Contact me for details.



Seneca Terrace Watkins Glen

These awesome apartments filled quickly. We should have some openings in the spring. If you're interested in getting on the list, let me know. You can view unit videos at our website www.senecaterracelakeviewliving.com

NEW CONSTRUCTION PLANNING

Have you thought about building a new home? If you have never done it, the process can sometimes be overwhelming. Since 2002 I have guided more than 30 families through the process and I know the ins and outs. A meeting with me will explain:

- New construction financing
- Selling your home to move forward
- Lots sales and how to position your home
- Builder and construction company options and costs
- Designing a home for your family's needs
- Time frames to completion

I can guide new home project owners through the entire process from beginning to end. Contact me for a consultation at my office to see if building is right for you.

YOUR REFERRALS ARE GREATLY APPRECIATED

I am so thankful for your referrals. When you send a buyer or seller to me you have played a key part in helping these people with one of the most important decisions in their life. Like with all of my clients, I will start off with an in depth consultation as to their needs and wants and relate that to the current area market. With an academic approach and insider's knowledge, I will be a guide and solution finder through the entire process.