

The Carle Place Frog Horn

Our Community Newsletter

Q1 2023, Issue 01

Photo Credit: Julie Terrone



WE LOVE OUR HOMETOWN!
**CARLE
PLACE
CIVIC
ASSOCIATION**

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Carle Place Civic Association (CPCA)

The Carle Place Civic Association (CPCA) is a non-partisan, not-for-profit corporation dedicated to improving the quality of life in Carle Place, acting as a liaison between the community and government. The CPCA is made up of volunteers who perform many functions to keep the Carle Place Community informed on issues that could affect the quality of life in the community. Monthly member meetings are held to bring the issues in front of community members who attend these meetings. CPCA board members attend many external community meeting to keep informed and up-to-date on issues in other communities that might affect our community.

2022 - 2023 Executive Board

- Kristin Biggin - President
- Ursula Babino - Vice President
- Rachel Lubertine - Vice President
- Michael Going - Treasurer
- Christine Imrie - Secretary
- John Heslin - Seniors President
- Hope Alfieri - Membership
- Cristina Hess - Membership
- Ivan Groger - Director
- Tina Karen - Director
- Dominick D'Alonzo - Director

Civic Association Contact Info

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Frog Horn Newsletter Contact Info

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We are looking for content generators to contribute to our newsletter. Please reach out if you are interested in being a part of our team!

President's Message

Happy New Year! I am so very excited to be writing this message in this revamped edition of the Frog Horn, now available in digital AND printed formats.

First, I'd like to introduce myself as the new President of the Carle Place Civic Association. I am honored to serve this hamlet - the same community my husband and I chose to raise our family in because we LOVED where we grew up- Carle Place. In addition to serving on the CPCA Board since 2017, I am currently Vice President of Carle Place PTA Council and started my 31st year of teaching elementary school in Elmont.

The Civic Board is comprised of a group of 11 volunteers who have one goal in mind - to make Carle Place the BEST small community in the heart of Nassau County. We work together to attend Town of North Hempstead meetings, communicate regularly with local leaders, expand membership, work with the school to bring events like Trunk or Treat and fundraise to give scholarships to high school seniors. I am happy to introduce Dominick D'Alonzo, Rachel Lubertine, Cristina Hess, Hope Alferi and Ivan Groger as new Board Members. Michael Going, Ursula Babino, Christine Imrie, Tina Karen and John Heslin continue to serve on the Board. This team is excited to bring back old favorites, such as the Frog Horn, and NEW fundraising events, such as Casino Night!

In 2023, the Board looks forward to their role as a liaison between the community and Nassau County as well as the Town of North Hempstead for the much-anticipated streetscaping of Westbury Avenue. We will be hosting many planning meetings in the near future.

If you haven't already done so, please become a paid member of the Civic Association. Your membership dues will enable us to fund more events for the community and expand the publication of the Frog Horn.

Let's all make a new year's resolution to make Carle Place the best it can be. After all, there is no place like home and there's certainly NO place to call home like Carle Place!

- Kristin Biggin, President

Letter from the Editor

My family came to Carle Place in the late 1940's by way of the Bronx and landed on Rushmore Avenue. From there, the Porcelli and Santoro families grew.

Growing up, I remember my Uncle Carl and Aunt Karen Santoro working on the Frog Horn in the 70's and 80's. I look forward to evolving our newsletter and getting my children involved so they understand the importance of contributing to their community.

With that said, I hope you enjoy the new look of the Frog Horn. We want to include content that is important to the community, so please reach out if you would like to see something added in future issues. Additionally, we welcome ongoing contributors including writers, photographers, and artists.

I dedicate this issue to my Uncle Charlie Brock, a Carle Place veteran, who passed away in 2022. He would have been pleased to see this newsletter updated.

"The greatness of a community is most accurately measured by the compassionate actions of its members." - Coretta Scott King

- Rachel Lubertine, Editor



Illustration: Carl Santoro, ©1978

CPCA Calendar

February 15th (Wed), 8:00 p.m. - 9:00 p.m.

CPCA Monthly Member Meeting

Carle Place High School, 168 Cherry Lane, Carle Place, NY 11514

March 15th (Wed), 8:00 p.m. - 9:00 p.m.

CPCA Monthly Member Meeting

Carle Place High School, 168 Cherry Lane, Carle Place, NY 11514

March 23rd (Thur), 7:00 p.m. - 11:00 p.m.

CPCA Presents Casino Night - \$60 includes food, drinks and game chips (\$70 @ door)

Knights of Columbus Hall, 186 Jericho Turnpike, Mineola, NY 11501

April 19th (Wed), 8:00 p.m. - 9:00 p.m.

Carle Place Civic Association Monthly Member Meeting

Carle Place High School, 168 Cherry Lane, Carle Place, NY 11514

April 23th (Sun), 1:00 p.m. - 3:00 p.m.

Annual Family Fun Run

Carle Place High School, 168 Cherry Lane, Carle Place, NY 11514

Community Groups

For information on some of our local groups, please contact the following:

Cub Scout Pack 305 Carle Place

Contact: Peter Linken

linkenj@aol.com or 516.721.8203

Girl Scouts of Nassau County

Contact: Amy Rosenkrantz, Community Impact Manager

rosenkrantz@gsnc.org or 516.774.2511

Homemaker's Council Nassau County Carle Place Chapter

- Dues: \$20 for the year, current period September 2022 - June 2023
- Contact: Maureen Senk, President 516.248.5423 or mtsenk@aol.com
- Meetings: every Wednesday evening from 8 p.m. - 10 p.m. at Carle Place High School, 168 Cherry Lane, Carle Place, NY 11514. Please visit <https://carleplacehomemakers.weebly.com> or contact Maureen for current calendar.

Westbury/Carle Place Lion's Club

Contact: Debbie Caliendo

wcplions@gmail.com or 516.850.3579

Highlights: Q4 2022



October 22nd - Trunk or Treat



November 11th - Veteran's Day Memorial



November 26th - December 2nd - Window Decorating



December 3rd - Annual Community Tree Lighting Ceremony

Community News & Events

Highlights from our last CPCA Member Meeting on 01.18.2023:

- Current CPCA membership is 261 members. If any family/individual/business is interested in becoming a member of the CPCA, please visit <https://www.cpcivassociation.org/paypal> to register.
- Town of North Hempstead is putting a bid out for architectural structure design for the sidewalk on Westbury Avenue. In order for the sidewalks to get done, we need the roads to be done by Nassau County. There was a recent re-patching of eight areas on Westbury Ave, a band-aid to hold us over until work gets started.
- The CPCA is looking into updating the message board in town. Stay tuned.
- Local Business Updates: Shiro's of Japan, 401 Old Country Road, Westbury, is closing after 50+ years. Blooming Nails & Spa, 104 Westbury Avenue, Carle Place and Aldi's, 221 Glen Cove Road, Carle Place, is now open.

Fine Arts @ Carle Place Schools - Events and Happenings

Sponsored by the Arts and Education Booster Club

Previous Event - 02.01.2023 - Art Show

The CPHS Art show took place with projects on display in the categories: Photography, Painting, Drawing, 3D art and Multi Media. The art from our talented students was unique and: Garbage cans painted with the peanuts gang; Jack Skellington ceramics; Reflection photography; Ice cream cone illustrations and amazing torn paper flowers. Really some amazing pieces. Congratulations to all participants! Gift cards for 1st place were awarded in each category:

- Drawing: Giada Viscusi
- Painting: Julia Ruhim
- Photography: Sophia DiSalvo
- 3D: Giulia Scibilia
- Mixed Media: Jasline Del Rosario

Upcoming Events Open to the Community

Mean Girls - The Musical: Mean Girls is a coming-of-age musical by Jeff Richmond, lyrics by Nell Benjamin, and a book by Tina Fey. It is about a 16-year-old math whiz named Cady Heron, maneuvering high school life in Chicago. Join us to support the Carle Place High School Theatre Company and Theatre Department for a fun night of singing, dancing and acting – Its going to be so Fetch! Merchandise, candy and cast buckets will be available with exclusive pre-orders and at the show night! **03.16 @ 1:00 p.m. (Senior Matinee), 03.17 @ 3:30 p.m., 03.18 @ 2:00 p.m. and 7:30 p.m.**

Key Club Fashion & Talent Show: Let's not forget the Key Club Fashion and Talent Show this year –join us in celebrating fashion and the arts. There will be plenty of raffles and prizes to help support the cause.

Key club is a student-led organization. The members make the world a better place through service and helps our students grow as individuals and strong community members. **04.21 @ 7:00 p.m.**

Middle School Musical: Willie Wonka Jr.: Roald Dahl's Willy Wonka Jr. follows enigmatic candy manufacturer Willy Wonka as he stages a contest by hiding golden tickets in five of his scrumptious candy bars. The winners of these tickets receive a free tour of the Wonka factory, as well as a lifetime supply of candy! Join us in supporting our aspiring 7th and *8th grade thespians– help fill the auditorium so they can feel the love of performing for an audience. As one would expect with Willy Wonka, there will be plenty of candy, snacks, and merchandise for sale for fundraising for the Arts and Ed Booster Club. **05.12 @ 7:30 p.m. and 05.13 @ 7:30 p.m.**

Volunteers always welcome and needed for the Arts and Ed booster club – Contact us at cpartsandedbooster@gmail.com

Community News & Events (cont'd)

Varsity Fall Sports Highlight's Carle Place HS Athletic Booster Club

Field Hockey team had an incredible season finishing 10-5, competing in the toughest conference throughout Nassau County. The Lady Frogs were granted the titles of 2022 Nassau County Champions, Long Island Champions, and Regional Champions. The team accumulated 12 awards in Nassau County. The awards given to these players are based on skill, game sense, leadership, and sportsmanship. Our Unsung Hero award winner was Christeen DeOliveira. Scholar Athlete award winner was Maria Norman. Exceptional Senior award winner was Mia Babino. All-League award winner was Maria Norman. All-Conference award winners were Isabella Cunha, Kaitlyn McGovern, and Ava Henglein. All-County Honorable Mention award winners were Mia Babino and Samantha O'Connell. All Country award winners were Olivia Docyk, Marisa Terrone, and Luna Coronel. All-State Award Winners were Marisa Terrone and Olivia Docyk.

Boys Soccer team were Nassau County and Long Island Class B Champions. It was the 5th consecutive county title for the Frogs. The boys entered the playoffs as the # 4 seed, defeating the # 1 and # 2 seeds to claim the County Championship with two shutouts. The team then defeated the Defending Long Island Champion Babylon, again, by shutout 2-0. The season ended in the Regional Final to a tough Our Lady of Lourdes team. The team finished with a 10-6-1 overall record. Some individual accolades included Tommy Venezia being named 2nd Team All-Long Island and All-County. Antonio Ruggiano and Ryan Leary were also named All-County. Matt Babino was named All-County Honorable Mention. Logan Martins and Blake Lyons were named All-Conference.

Girls Volleyball team had a competitive season making it to the Nassau County B Playoffs. Standout players included Sierra Weilert (All Tournament Team), Leila Naraine (All Conference & Scholar Athlete), and Hailey Stecker (All County).

Boy's Golf team continues to improve playing competitive matches. Colin Hoisik qualified for the Nassau County Golf Tournament in May.

Cross Country team sent 2 runners Lauren Zakaski and Ryan Dunn to Nassau County Championships and NYS Qualifiers. Lauren placed 22 out of 85 runners in County's and received All County Honors.

Girls Tennis Team finished in 2nd place in Nassau Conference 3B. It was a true team effort this year that included a eight game win streak and a playoff appearance.

Congratulations to all the Fall Coaches and student Athletes on Great Seasons!!!!

For Information on all CPHS/MS sports please follow CPABC on Instagram @cp_athletic_booster_club and Facebook @ CP Athletic Booster Club. Please consider becoming a member of CPABC and save the date for our 2023 Corn Hole Tournament on May 20th. Also be on the lookout for our 2023 "Family / Alumni Brick" order form in the spring. Check out our new website coming soon @ carleplaceathleticboosterclub.org

Protecting Your Family With Estate Planning

by Wisselman Harounian Family Law

The beginning of a new year is a time when many are motivated to set goals to improve the lives of loved ones. One of the best ways to do that is to learn about estate planning. In the first instance, it is important to recognize that basic estate planning is not just for multimillionaires or the elderly. It is essential protection that benefits almost everyone, but most especially people who are married, have minor children or special needs children. Individuals who are retired, disabled, divorced, or dealing with illness also need planning. For people over 75 years of age, or who may face nursing home care in the future, estate planning is critical.

TYPES OF ESTATE PLANNING DOCUMENTS

1. TRUST

A living trust or revocable trust is flexible and can be modified as your needs and goals change. You can provide for children, grandchildren, a spouse or other beneficiaries including charities. You can put a house, life insurance proceeds or other assets into a living trust and avoid probate and estate taxes. If you have a child or grandchild with special needs, you can create a special needs trust that can protect your child well into adulthood.

2. WILL

A will is also a flexible and modifiable legal document that allows you to control what happens to your assets upon your death. You can name guardians for your children, and name an executor to plan your funeral and manage your estate.

3. POWER OF ATTORNEY (POA)

A POA allows you to name an agent to help you with medical, financial and legal matters while you are alive or incapacitated.

4. LIVING WILL

A living will allows you to specify what types of medical care you are willing to receive and which ones you do not wish to receive. For example a breathing tube and ventilators to keep you alive if you are in an accident.

5. PRENUP

If you have assets and are planning to marry, or you have children from a prior relationship, you can protect your assets in a divorce with a prenuptial agreement. If your marriage is a happy one but you die before your spouse, a will and trust can preserve your assets for your spouse and any children.

Economic Uncertainty Ahead

by Thomas Durante

Understanding the connections between the broader global macroeconomic conditions and its impact on our personal lives at a local micro level can be difficult. The global economy is not at imminent risk of sliding into recession, as the recent decline in inflation helps promote growth, but a US recession is likely before the end of 2024 based on consensus of market research. The main factors contributing to the tightening of financial conditions remain Europe's natural gas problems, the war in Ukraine, China's policy/reaction to spiking COVID cases and historic inflation.

The federal reserve dot plot from the December 8th meeting shows that the federal funds rate is expected to peak between 5-5.25% in 2023. Couple that with the housing market cooling off after the boom from COVID relocations and we are likely to see a 15-20% decline in home prices during 2023. If your home is your main asset, you may want to consider applying for a Home Equity Line of Credit as a backstop for any financial emergencies before home prices decline to tap into your equity. Consumers are encouraged to take the following steps to best defend against the recession:

1. Reassess your monthly budget
2. Contribute more towards your emergency fund
3. Focus on paying off high interest debt accounts
4. Continue with contributions to savings and retirement accounts
5. Reallocate investment portfolios (equity markets expected to decline)
6. Brainstorm ideas for supplemental/passive income

As the looming recession materializes, whether it be a soft or hard landing, consider your spending habits and the downstream effects of those dollars being spent. Sure, it's very easy to click a button and have an item delivered same day by Amazon, but I encourage everyone to think locally. Think about your mom-and-pop shops that may struggle or go out of business if we have a severe recession. Think about how spending locally could help prop up our local economy and businesses, keeping disposable income and tax revenue locally domiciled to help each other weather the potential financial storm of 2023.



From the Lily Pad



Evangeline Trakas, Age 8



Daphne Silfan, Age 6

"my school" by Ava Lubertine
cherry lane is best.
love my teachers and class.
Ice cream at lunch rocks!

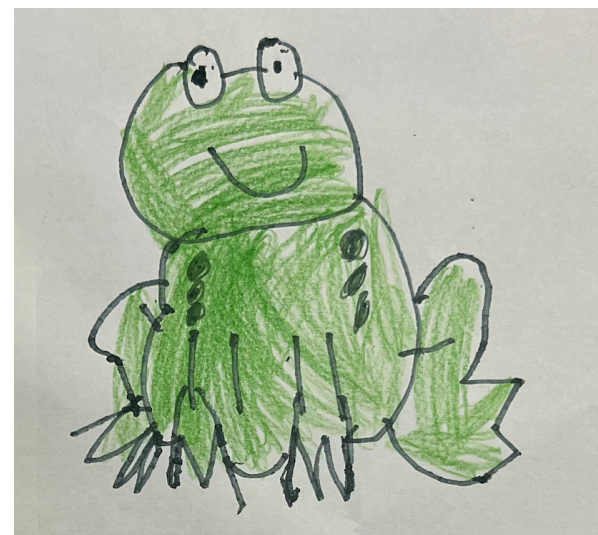
Ava Lubertine, Age 6

Did you hear about the frog in the No Parking zone?
It was toad away!

Chloe Christian, Age 9



Niko Roussis, Age 7



Owen Christian, Age 6



James Lubertine, Age 5

If your child is interested in contributing a poem, story, illustration, photo, joke, recipe, or puzzle, please email a hi-res photo of their work, including name and age, to: rachel.lubertine@gmail.com.

Carle Place Middle and High School Dec '22 Edition by Hudson Hsieh, 10th Grade Student

The energy in Carle Place Middle and High School reaches fever pitch as it enters the holiday season. The organizations and programs in the school stay busy by participating in various activities, events, and fundraisers. This article will provide a small glimpse of what happened at Carle Place in the Month of December.

Key and Builders Club: Carle Place's very own Key Club kicked the holiday season off strong by working with the Builders Club to organize a food drive collection for a local parish. The two organizations collected non-perishable items such as cans, boxed goods, and other food from the staff and students in grades 7-12. All the donated goods went toward helping families living in Carle Place and Westbury. Next, the Key Club also organized a holiday toy drive collection for the Carle Place Adopt-A-Family, a program run by local community members who sponsor families going through difficult economic times. The gifts also went towards benefiting a local hospital's child life program. Lastly, the Key Club teamed up with the Kiwanis Club of County Seat, Mineola, to work together at North Shore Farms to ring the bell for the Salvation Army. Furthermore, the Key Club sang holiday carols at North Shore Farms for any attendees.

SADD Club: The Students Against Destructive Decisions (SADD) club organized an after-school bake sale, where sweets such as brownies, cupcakes, cookies, and hot chocolate were sold. This month, the SADD club raised awareness for the dangers of impaired driving. They hope that through the bake sale, posters, and morning greetings, they can educate students on the dangers of impaired driving.

Fine and Performing Arts: The Carle Place holiday Pep Band provided the opening act for the annual Carle Place tree lighting which took place on Saturday, December 3, 2022. The band played a mix of classic and modern holiday music. As band director Kevin Kavanagh stated, "I am very proud of how dedicated and talented my students are- that they were willing to show up on a Saturday afternoon to perform and how well they played." This purely voluntary service has been a Carle Place High School band tradition for over 30 years. The Carle Place music program closed the holiday season with its annual winter concert. The concert consisted of performances from the Middle/High School Chorus, Orchestra, Band, and Jazz Band. The concert band worked hard in class preparing for their winter concert. Band director Kevin Kavanagh described the setlist for the concert band as "a varied style of concert band literature." The high school Concert Band consisted of students from grade 9-12, while the middle school concert band consisted of students from grades 7-8. Furthermore, the High School Jazz Band worked hard rehearsing after school every Monday from 6:30-8pm and sometimes during extra help to prepare their music. Long-time Jazz Band member and junior Sehaj Singh, states that "Being a part of a jazz band is a privilege and my fellow students who are preparing for the concert have worked very hard; I'm honored to be playing with these talented musicians in the winter concert." Sehaj plays the trombone for the Jazz Band (he had a solo for the song Alameda) and the euphonium for the Concert Band. Lastly, the Jazz Band also played holiday tunes for the students in the front lobby before school. Rushmore School also put on a production of "Lion King". For "The Lion King" Marni Nelson- Mrs. Nelson- the Rushmore Librarian was the Director, Mrs. Raina Lasky was the Music Director, and Mrs. Chrissy Shelley was the Tech Director. Additionally, the intergenerational concert featuring the Rushmore and Middle/High School Chorus took place on December 7, 2023.

Sports: Finally, Carle Place wrapped up the holiday season with the annual winter pep rally. The pep rally celebrated the various winter varsity sports, which include basketball, wrestling, bowling, and gymnastics. Students gathered in the gym while the various sports teams introduced themselves and participated in fun activities.

Carle Place Seniors by John T. Heslin

We are so happy to be back with the Frog Horn and hope you enjoy reading about the community.

The Seniors ended 2022 with a great Christmas/Holiday Craft Fair led by the talented and gifted Gail Cinelli. The Fair was held at the Charles Fuschillo Park on Saturday, November 26th. We would like to thank all those who came out and supported this venture – first and foremost, the community members, Channel 12 News, TNH Supervisor Jennifer DeSena, TNH Commissioner Kimberly Corcoran from Community Services, First Lady of Westbury Diane Cavallaro, and Giovanni from Casa di Fratelli who donated food for all the workers.

The Craft Fair was followed by an amazing Christmas/Holiday Party at the Westbury Manor on December 1st. At the party, Mike and Josephine Desposito were honored as Seniors of the Year for all their efforts on behalf of the Carle Place Senior Citizens. I would like to thank all those members and local businesses who so generously donated to our annual raffle. They are Casa di Fratelli, Carman Drugs, Vincent's Clam Bar, Café Gino's of Westbury, Lisbon Café (of Jericho), Applebee's, Plori, and Baci. When you are out shopping or eating at these establishments, please let them know the Seniors support them, and thank them for their donation.

As we enter 2023, our 59th year as a club, the Carle Place Senior Citizens are growing and getting stronger each year. The dues remain at \$10 per year. Meetings are held each Tuesday at the Charles Fuschillo Park starting at 1:00 PM. Members come early and enjoy Arts & Crafts from 10 AM to 11 AM, then between 11:15 AM and 12:45 PM have coffee/cake, bagels, sometimes pizza, hot food, etc. Guest speakers on different subjects attend fairly regularly. After the 1:00 PM meeting, Bingo is played. The current membership stands at 175 Seniors. Between 80 and 95 members attend weekly meetings. Come into a meeting, share coffee and conversation with your neighbors, and if you like what you see, join the group. During the year, trips are run – some are day trips, others may be for a few days. Right now, plans are in the works for a November 2023 trip to Sight and Sound in Lancaster, PA. A large group of Seniors enjoy dinner at Casa di Fratelli on Tuesday nights. Why stay home? Come out and join us. Stay safe!

Featured Furbabies Scout and Casey D'Alonzo

If you would like your furbaby (or furbabies) featured, please email a hi-res photo including name(s) to: rachel.lubertine@gmail.com.



Nassau County Crime & Safety Awareness

BRUCE A. BLAKEMAN
COUNTY EXECUTIVE



PATRICK J. RYDER
COMMISSIONER OF POLICE



TURN YOUR CAR OFF AT THE PUMP



TAKE YOUR KEYS
LOCK YOUR CAR

FUEL UP ON SAFETY FIRST: KEEP YOUR CAR LOCKED WHILE PUMPING GAS

**THERE HAS BEEN AN INCREASE IN STOLEN AUTOS
AT GAS STATIONS**

CRIMINALS ARE ENTERING UNLOCKED CARS WHILE VICTIMS ARE PUMPING THEIR GAS.

Vehicles are being targeted during the daytime.

- **LOCK YOUR CAR WHILE YOU ARE PUMPING GAS**
- **TAKE YOUR KEYS**
- **DO NOT LEAVE YOUR CAR RUNNING, ESPECIALLY AT THE PUMP**

Report suspicious activity to 911

Letter from CP Fire Department

Happy New Year from the Officers, Trustees, and Members of the Carle Place Fire Department and welcome back Frog Horn! For those of you who may not know, the Carle Place Fire Department is an all-volunteer emergency response agency that provides both fire and EMS services to the residents of Carle Place. In 2022, we responded to over 1,000 alarms, split fairly evenly between EMS and fire calls. Of those calls, approximately 50 were responses to actual "working" fires, both inside of Carle Place, and to our neighboring districts.

As a life-long resident of Carle Place, I know one thing for sure – Frogs are always willing to help their neighbors. The community often reaches out to us when they don't know who to turn to. You may have seen our members escorting Santa around town, providing ambulances to school functions, hosting blood drives or community meetings, or opening our doors after the Memorial Day Parade. So we're reaching out to you, to help us, and the community.

We're always looking for new members. Benefits of joining include free training, scholarships to Nassau Community College, a discount on your property taxes and enrollment in the LOSAP Pension Program – which provides a modest pension calculated based on your time served within the Department and your age. You can also discover and explore many potential career paths within the emergency services sector.

Who makes a good member, you may ask? Anyone - especially those who are seeking a feeling of teamwork and camaraderie, or those who are looking to give back to the community. We accept members starting at age 18, with no age ceiling, as long as you are medically cleared for duty. We allow for fire only members, EMS only members, or both fire/EMS members. For those under 18, but over 14, we have an Explorer program, where high school students can come down and learn about the Department, and train along-side our officers and members.

We're going to venture to provide a regular column to the Frog Horn, in which we provide updates on the Department and some helpful safety tips depending on the season. This column's tip is a simple one: Although there hasn't been any snow yet (thankfully), when it does snow, please make sure you dig a 6 foot perimeter around any hydrant on or near your property to make sure we can access it and to make our operations easier.

Check us out on our website www.carleplacefire.org or on Instagram or Facebook @carleplacefiredept. There, you can find more about the Department, membership requirements and what's happening within the community. You can also email info@carleplacefire.org to set up tour of the Fire House or meet with an officer to learn more. We'll see you around town.

Firematically yours,
Willie Geddish, 2nd Assistant Chief

Real Estate Update

by Wendy Liotti, Associate Broker - The Rowan Team, Compass

2022 was a tumultuous year in the real estate market. During the first half of the year, home prices reached all-time highs. There were long lines for open houses, bidding wars, and many properties being sold for above asking price. Since interest rates were still at unprecedented low rates, some buyers could afford the price increases. However, other buyers decided to postpone their home search and wait for house prices to stabilize and demand to decrease.

The most significant impact on the real estate market came late last spring when the Federal Reserve began to increase interest rates. As mortgage rates rose, the dream of home ownership became even more elusive for many buyers. In the second half of 2022, high home prices and fast-rising mortgage rates led to a decrease in both supply and demand and market activity stalled.

What will 2023 hold for the real estate market? That answer is highly dependent on the economy and actions the Federal Reserve takes to curb inflation. The good news is that the rate of inflation is slowing down and the Fed's have indicated that interest rates will not be raised as much in 2023 as they were in 2022.

You may be wondering how these events have affected the Real Estate market in Carle Place. The good news is that prices have remained relatively stable in Carle Place. Although there were approximately 35% less active listings at the end of 2022 than there were at the end of 2021, the average listing price was \$822,000 and the average selling price was \$765,000 at the close of 2022. This is only less than a 2% price decrease from 2021. Demand is still higher than supply in Carle Place. The adjustment of prices and stabilization of interest rates should make houses more affordable for buyers while still allowing sellers to procure favorable sales prices in 2023.



WISSELMAN HAROUNIAN FAMILY LAW

FREE CONSULTATION IN OUR CARLE PLACE OFFICE!

WHEN FAMILY LIFE GETS "COMPLICATED".....
WE'RE **HERE** WE'LL HELP

Practice Areas Include:

- Separation and Divorce
- Estate Planning / Wills / Trusts
- High Net Worth Matters / Prenups
- Coparenting and Custody Agreements
- Domestic Violence
- Child Support and Enforcement
- Religious and Cultural Divorce
- Jewish Gett / Islamic Mahr
-

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Carle Place, NY 11514

