

Local Market Update – August 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Goshen

Single-Family Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	8	7	- 12.5%
Closed Sales	3	2	- 33.3%	8	7	- 12.5%
Median Sales Price*	\$284,000	\$453,750	+ 59.8%	\$385,000	\$355,000	- 7.8%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	3.3	1.3	- 60.6%	--	--	--
Cumulative Days on Market Until Sale	51	34	- 33.3%	29	28	- 3.4%
Percent of Original List Price Received*	94.3%	114.1%	+ 21.0%	103.9%	98.8%	- 4.9%
New Listings	3	2	- 33.3%	13	9	- 30.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

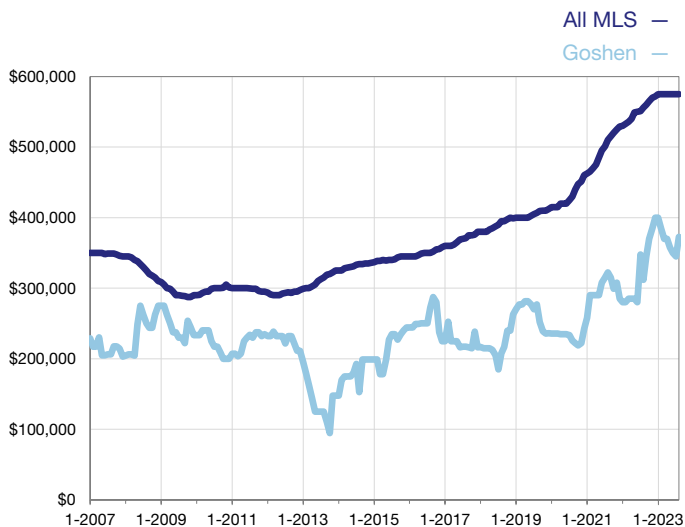
Condominium Properties

Key Metrics	August			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	1	0	- 100.0%	1	1	0.0%
Median Sales Price*	\$140,000	\$0	- 100.0%	\$140,000	\$139,000	- 0.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	14	0	- 100.0%	14	71	+ 407.1%
Percent of Original List Price Received*	107.7%	0.0%	- 100.0%	107.7%	100.0%	- 7.1%
New Listings	0	0	--	1	1	0.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

