

Local Market Update – September 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Goshen

Single-Family Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	2	+ 100.0%	9	9	0.0%
Closed Sales	0	1	--	8	8	0.0%
Median Sales Price*	\$0	\$450,000	--	\$385,000	\$372,500	- 3.2%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	3.6	0.8	- 77.8%	--	--	--
Cumulative Days on Market Until Sale	0	41	--	29	29	0.0%
Percent of Original List Price Received*	0.0%	81.8%	--	103.9%	96.7%	- 6.9%
New Listings	1	2	+ 100.0%	14	10	- 28.6%

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

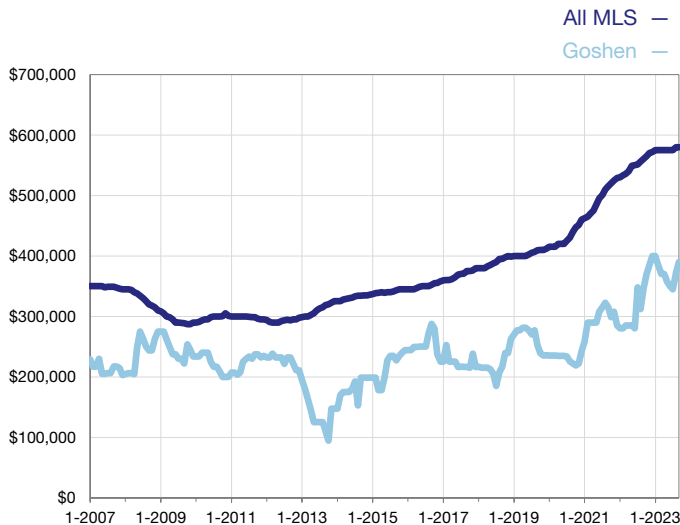
Condominium Properties

Key Metrics	September			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	0	--	1	1	0.0%
Closed Sales	0	0	--	1	1	0.0%
Median Sales Price*	\$0	\$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	0	0	--	14	71	+ 407.1%
Percent of Original List Price Received*	0.0%	0.0%	--	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

