

Local Market Update – October 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Goshen

Single-Family Properties

Key Metrics	October			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	0	3	--	9	11	+ 22.2%
Closed Sales	1	1	0.0%	9	9	0.0%
Median Sales Price*	\$425,000	\$250,000	- 41.2%	\$400,000	\$355,000	- 11.3%
Inventory of Homes for Sale	4	1	- 75.0%	--	--	--
Months Supply of Inventory	2.8	0.4	- 85.7%	--	--	--
Cumulative Days on Market Until Sale	25	15	- 40.0%	29	28	- 3.4%
Percent of Original List Price Received*	100.0%	111.1%	+ 11.1%	103.4%	98.3%	- 4.9%
New Listings	1	1	0.0%	15	11	- 26.7%

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

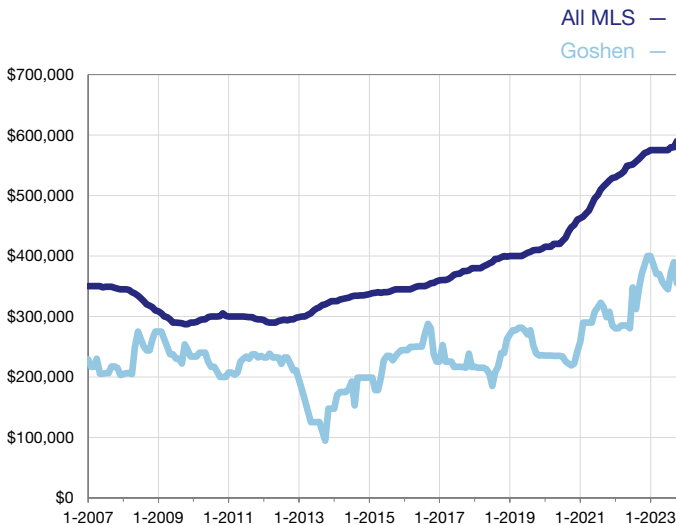
Condominium Properties

Key Metrics	October			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

