

# Local Market Update – November 2023

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Goshen

### Single-Family Properties

Key Metrics	November			Year to Date		
	2022	2023	+ / -	2022	2023	+ / -
Pending Sales	1	0	- 100.0%	10	11	+ 10.0%
Closed Sales	0	2	--	9	11	+ 22.2%
Median Sales Price*	\$0	<b>\$154,000</b>	--	\$400,000	<b>\$299,000</b>	- 25.3%
Inventory of Homes for Sale	3	1	- 66.7%	--	--	--
Months Supply of Inventory	2.1	<b>0.4</b>	- 81.0%	--	--	--
Cumulative Days on Market Until Sale	0	<b>40</b>	--	29	<b>30</b>	+ 3.4%
Percent of Original List Price Received*	0.0%	<b>123.0%</b>	--	103.4%	<b>100.8%</b>	- 2.5%
New Listings	0	<b>0</b>	--	15	<b>11</b>	- 26.7%

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

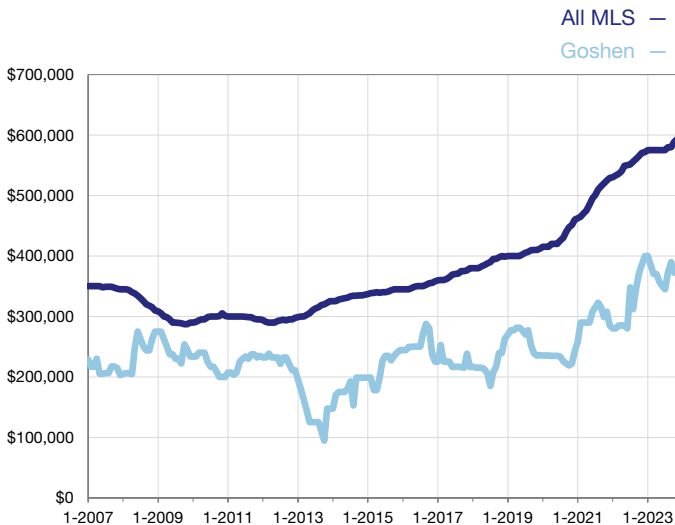
### Condominium Properties

Key Metrics	November			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	<b>\$0</b>	--	\$140,000	<b>\$139,000</b>	- 0.7%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	<b>0.0</b>	--	--	--	--
Cumulative Days on Market Until Sale	0	<b>0</b>	--	14	<b>71</b>	+ 407.1%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	107.7%	<b>100.0%</b>	- 7.1%
New Listings	0	<b>0</b>	--	1	<b>1</b>	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

