

Local Market Update – August 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Goshen

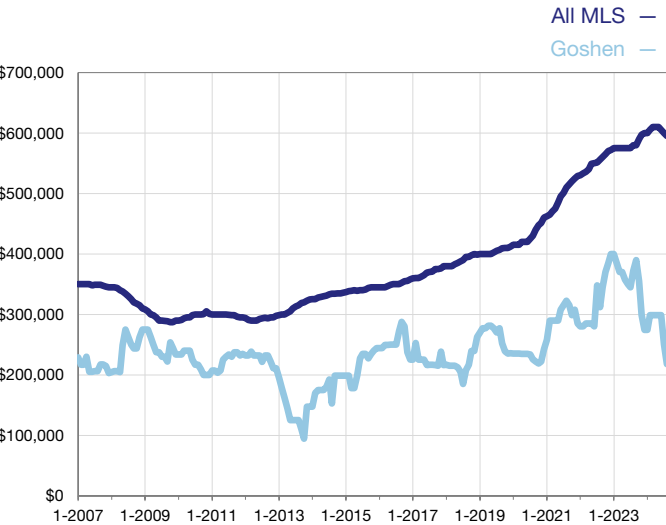
Single-Family Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				2	1	- 50.0%	7	5	- 28.6%
Closed Sales				2	0	- 100.0%	7	4	- 42.9%
Median Sales Price*				\$453,750	\$0	- 100.0%	\$355,000	\$490,000	+ 38.0%
Inventory of Homes for Sale				2	4	+ 100.0%	--	--	--
Months Supply of Inventory				0.9	1.8	+ 100.0%	--	--	--
Cumulative Days on Market Until Sale				34	0	- 100.0%	28	27	- 3.6%
Percent of Original List Price Received*				114.1%	0.0%	- 100.0%	98.8%	99.5%	+ 0.7%
New Listings				1	3	+ 200.0%	8	10	+ 25.0%

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

Condominium Properties				August			Year to Date		
Key Metrics				2023	2024	+ / -	2023	2024	+ / -
Pending Sales				0	0	--	1	1	0.0%
Closed Sales				0	0	--	1	1	0.0%
Median Sales Price*				\$0	\$0	--	\$139,000	\$273,000	+ 96.4%
Inventory of Homes for Sale				0	1	--	--	--	--
Months Supply of Inventory				0.0	1.0	--	--	--	--
Cumulative Days on Market Until Sale				0	0	--	71	18	- 74.6%
Percent of Original List Price Received*				0.0%	0.0%	--	100.0%	103.0%	+ 3.0%
New Listings				0	1	--	1	2	+ 100.0%

* 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

