

Local Market Update – September 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Goshen

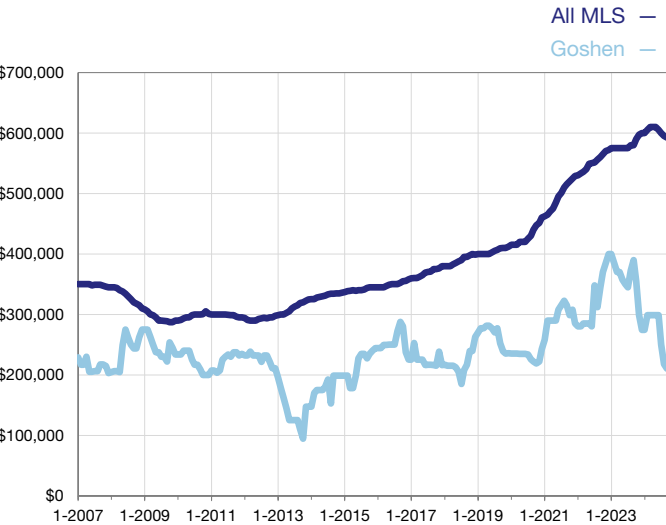
Single-Family Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	1	0	- 100.0%	8	5	- 37.5%
Closed Sales	1	0	- 100.0%	8	4	- 50.0%
Median Sales Price*	\$450,000	\$0	- 100.0%	\$372,500	\$490,000	+ 31.5%
Inventory of Homes for Sale	3	3	0.0%	--	--	--
Months Supply of Inventory	1.3	1.1	- 15.4%	--	--	--
Cumulative Days on Market Until Sale	41	0	- 100.0%	29	27	- 6.9%
Percent of Original List Price Received*	81.8%	0.0%	- 100.0%	96.7%	99.5%	+ 2.9%
New Listings	2	0	- 100.0%	10	10	0.0%

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

Condominium Properties	September			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
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	0	--	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

