

# Local Market Update – October 2024

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## Goshen

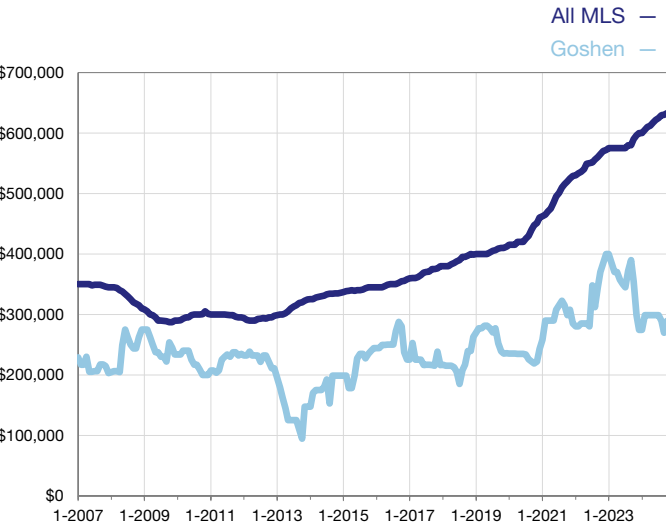
| Single-Family Properties                 | October   |      |          | Year to Date |           |         |
|--|-----------|------|----------|--------------|-----------|---------|
|  | 2023      | 2024 | + / -    | 2023         | 2024      | + / -   |
| Key Metrics                              |           |      |          |              |           |         |
| Pending Sales                            | 3         | 1    | - 66.7%  | 11           | 6         | - 45.5% |
| Closed Sales                             | 1         | 0    | - 100.0% | 9            | 4         | - 55.6% |
| Median Sales Price*                      | \$250,000 | \$0  | - 100.0% | \$355,000    | \$490,000 | + 38.0% |
| Inventory of Homes for Sale              | 1         | 2    | + 100.0% | --           | --        | --      |
| Months Supply of Inventory               | 0.4       | 1.0  | + 150.0% | --           | --        | --      |
| Cumulative Days on Market Until Sale     | 15        | 0    | - 100.0% | 28           | 27        | - 3.6%  |
| Percent of Original List Price Received* | 111.1%    | 0.0% | - 100.0% | 98.3%        | 99.5%     | + 1.2%  |
| New Listings                             | 1         | 1    | 0.0%     | 11           | 11        | 0.0%    |

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

| Condominium Properties                   | October |      |       | 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

