

Local Market Update – August 2026

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Goshen

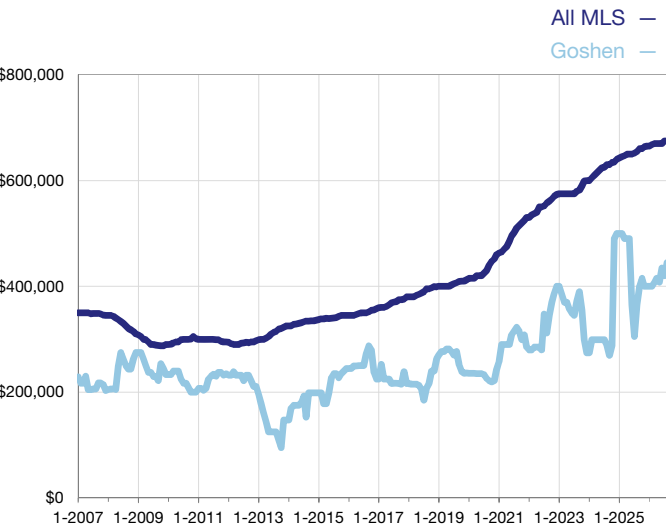
Single-Family Properties	August			Year to Date		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	1	2	+ 100.0%	7	6	- 14.3%
Closed Sales	2	1	- 50.0%	7	4	- 42.9%
Median Sales Price*	\$432,250	\$520,000	+ 20.3%	\$330,000	\$392,450	+ 18.9%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	5.7	2.4	- 57.9%	--	--	--
Cumulative Days on Market Until Sale	34	79	+ 132.4%	35	77	+ 120.0%
Percent of Original List Price Received*	100.3%	86.7%	- 13.6%	96.8%	95.3%	- 1.5%
New Listings	1	0	- 100.0%	15	10	- 33.3%

* 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		
	2025	2026	+ / -	2025	2026	+ / -
Key Metrics						
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$154,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	128	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	88.3%	0.0%	- 100.0%
New Listings	0	0	--	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

