Local Market Update – October 2026

A RESEARCH TOOL PROVIDED BY THE **MASSACHUSETTS ASSOCIATION OF REALTORS®**

Goshen

Single-Family Properties

	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	2	**0**	- 100.0%	11	**6**	- 45.5%
Closed Sales	2	**1**	- 50.0%	10	**6**	- 40.0%
Median Sales Price*	$492,500	**$325,000**	- 34.0%	$407,750	**$320,000**	- 21.5%
Inventory of Homes for Sale	5	**6**	+ 20.0%	--	--	--
Months Supply of Inventory	3.2	**4.0**	+ 25.0%	--	--	--
Cumulative Days on Market Until Sale	31	**105**	+ 238.7%	41	**77**	+ 87.8%
Percent of Original List Price Received*	94.6%	**88.1%**	- 6.9%	95.1%	**94.2%**	- 0.9%
New Listings	1	**2**	+ 100.0%	17	**13**	- 23.5%

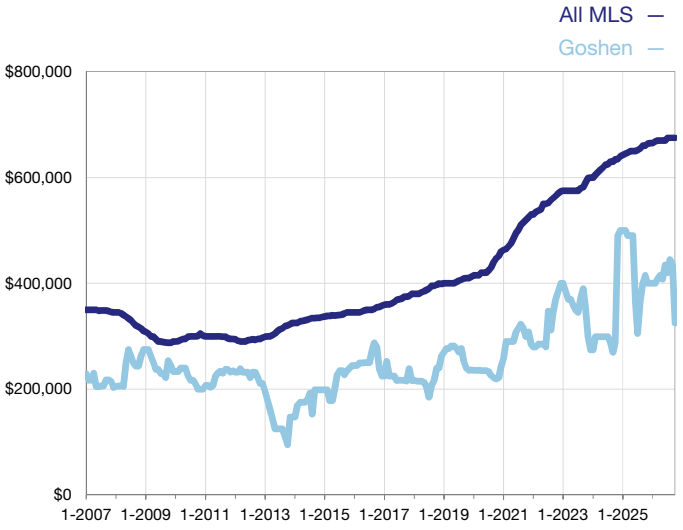
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties

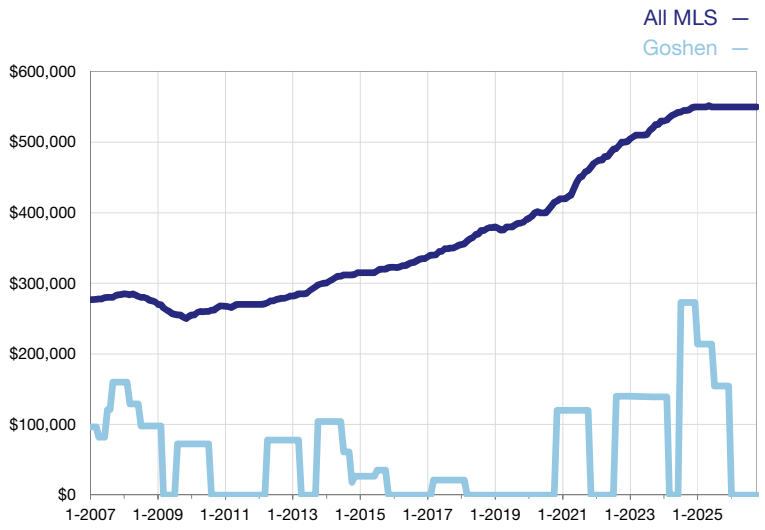
	October			Year to Date		
Key Metrics	**2025**	**2026**	**+ / –**	**2025**	**2026**	**+ / –**
Pending Sales	0	**0**	--	1	**0**	- 100.0%
Closed Sales	0	**0**	--	1	**0**	- 100.0%
Median Sales Price*	$0	**$0**	--	$154,500	**$0**	- 100.0%
Inventory of Homes for Sale	0	**0**	--	--	--	--
Months Supply of Inventory	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



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