

Goshen

City · AL · Alabama · Pike County

STRONG BUYER'S MARKET

\$82K

MEDIAN SALE PRICE

9

SALES (12 MO)

\$123K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 8 / 100



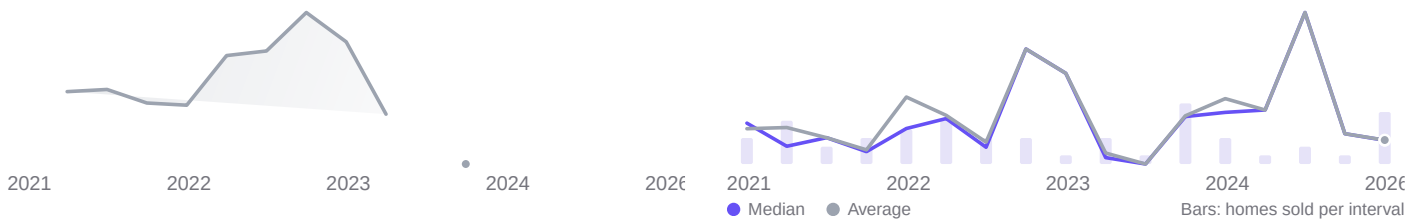
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

8 / 100

Sale prices

Median \$92K · Average \$92K

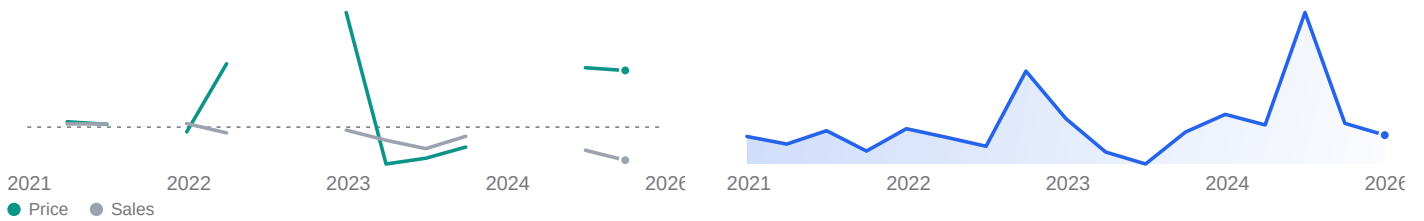


Growth (year over year)

Price +121.9% · Sales -71.4%

Price per square foot

\$76/ft²

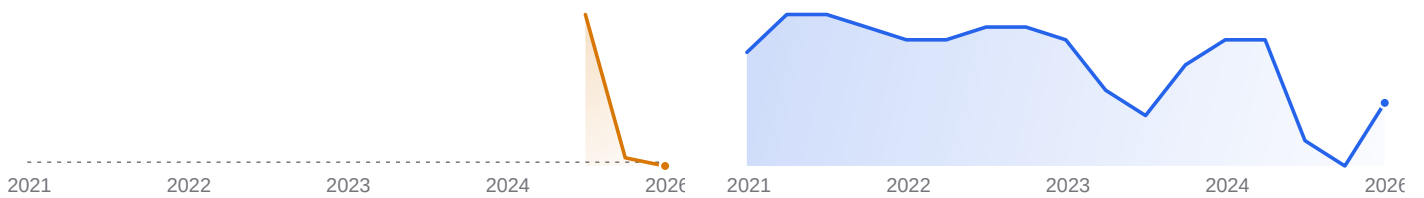


Sale premium vs estimated value

-16.1%

Annual turnover (share of homes sold)

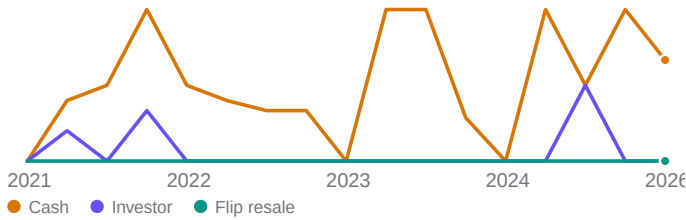
1.2%



BUYERS & OUTCOMES

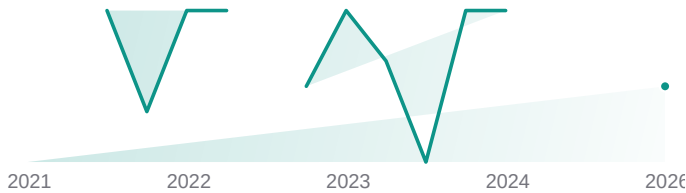
Buyer mix

Cash 67% · Investor 0% · Flip resale 0%



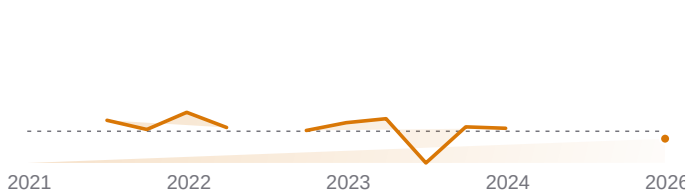
Sellers who sold at a gain

50%

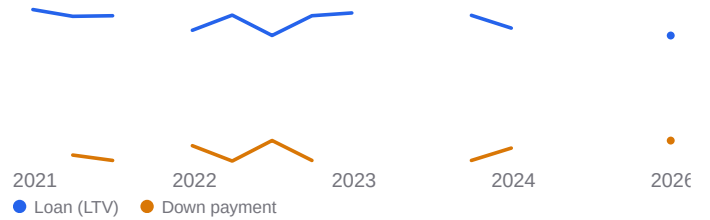


Median annualized return at resale

-10.7%

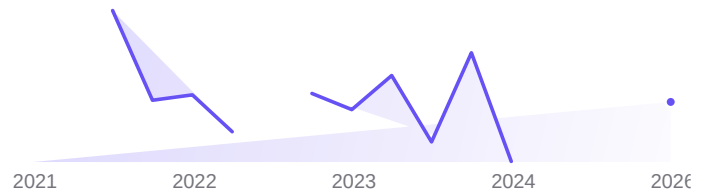


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



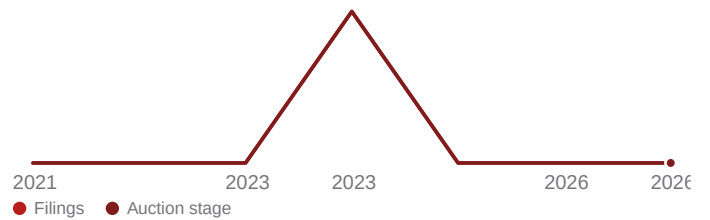
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	759
Median value (AVM)	\$123K
Median size	1,512 ft²
Median year built	1978
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	8.0%
Owner occupied	74%
Company owned	4.8%
Median loan-to-value	0%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	270
Density	105 / mi²
Median household income	\$55K
Average household income	\$67K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	66
Earthquake index (US avg 100)	29
Homes occupied	86%
Bachelor's or higher	14%
Poverty rate	13.3%
Unemployment	0.9%
Average temp	65°F
Annual precip	57 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.