

Goshen 01032

ZIP code · MA · Massachusetts · Hampshire County

\$265K

MEDIAN SALE PRICE

+23.5%

1-YR CHANGE

7

SALES (12 MO)

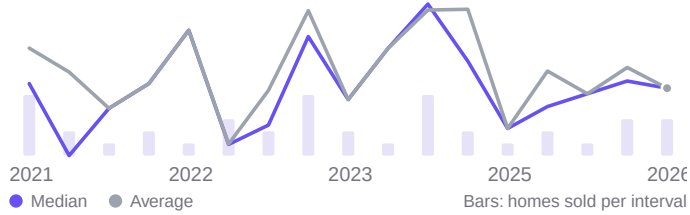
\$391K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

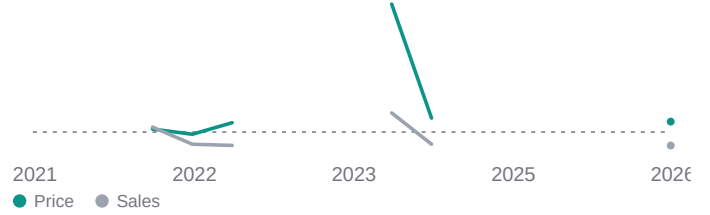
Sale prices

Median \$265K · Average \$265K



Growth (year over year)

Price +23.5% · Sales -30.0%



Price per square foot

\$247/ft²



Sale premium vs estimated value

-23.5%



Annual turnover (share of homes sold)

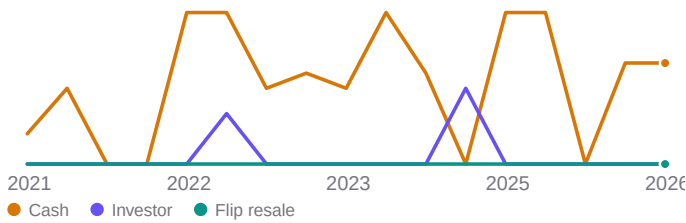
2.1%



BUYERS & OUTCOMES

Buyer mix

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



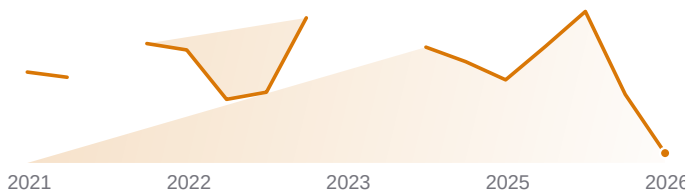
Sellers who sold at a gain

100%

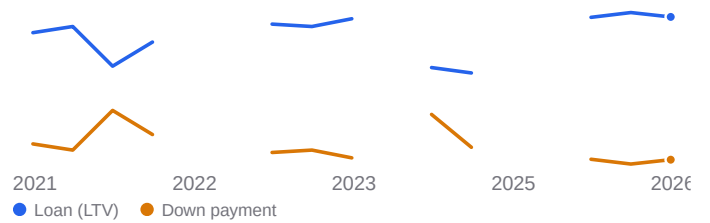


Median annualized return at resale

+0.5%

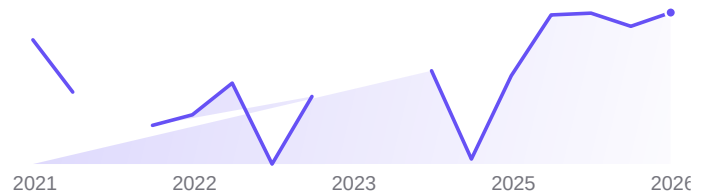


Financing (share of purchase price) Loan (LTV) 96% · Down payment 3.8%



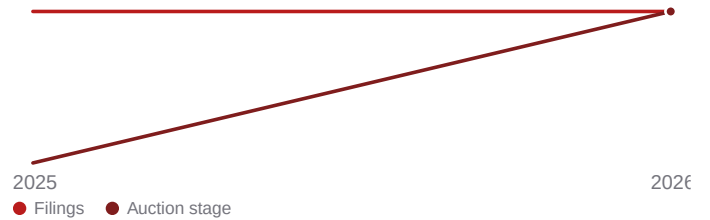
Typical hold before selling

26.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	326
Median value (AVM)	\$391K
Median size	1,406 ft²
Median bedrooms	3
Median year built	1963
Single family	86%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.6%
Owner occupied	21%
Company owned	17%
Median loan-to-value	27%

Typical ownership tenure

21.0 yrs

COMMUNITY

Population	490
Density	52 / mi²
Median household income	\$97K
Average household income	\$99K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	49
Homes occupied	73%
Bachelor's or higher	23%
Poverty rate	5.8%
Unemployment	1.3%
Average temp	44°F
Annual precip	52 in
Sunshine	50%

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.