

Goshen 03752

ZIP code · NH · New Hampshire > Sullivan County

BALANCED MARKET

\$320K

MEDIAN SALE PRICE

+43.8%

1-YR CHANGE

12

SALES (12 MO)

\$383K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$50K · Average \$50K

2021 2022 2024 2025 2026

2021 2022 2024 2025 2026
● Median ● Average
Bars: homes sold per interval

Growth (year over year)

Price +43.8% · Sales +20.0%

Price per square foot

\$55/ft²

2021 2022 2024 2025 2026
● Price ● Sales

2021 2022 2024 2025 2026

Sale premium vs estimated value

-84.7%

Annual turnover (share of homes sold)

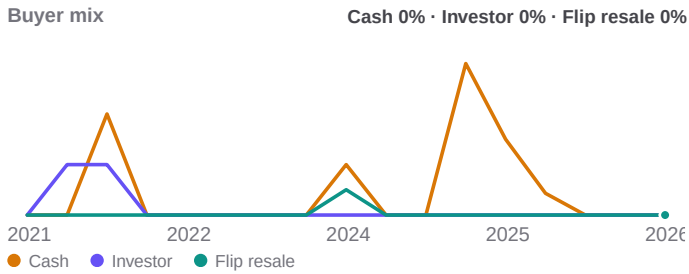
2.2%

2021 2022 2024 2025 2026

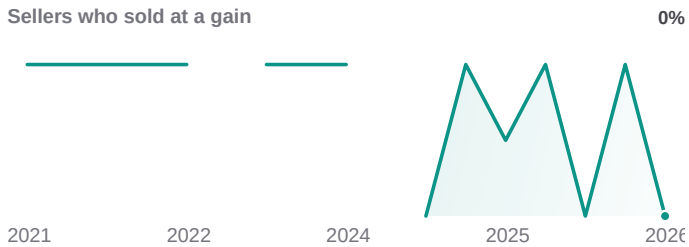
2021 2022 2024 2025 2026

BUYERS & OUTCOMES

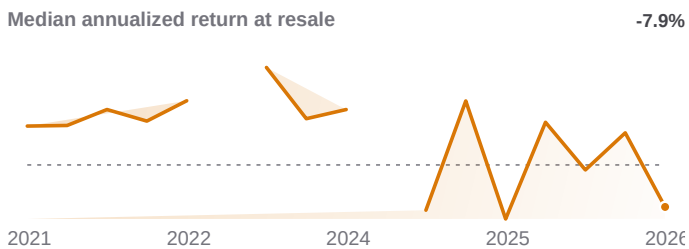
Buyer mix



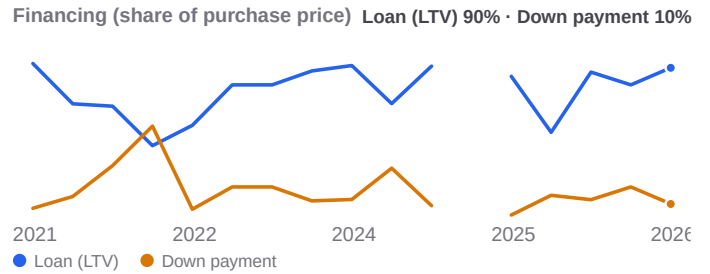
Sellers who sold at a gain



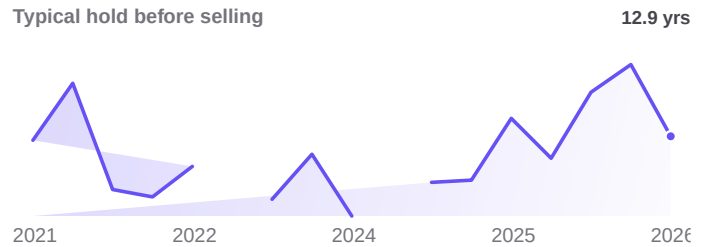
Median annualized return at resale



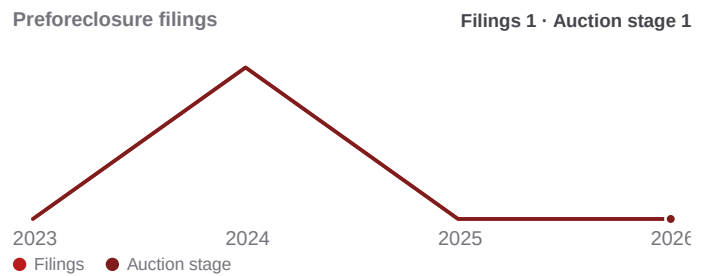
Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	536
Median value (AVM)	\$383K
Median size	1,188 ft²
Median bedrooms	2
Median year built	1982
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0%
Owner occupied	36%
Company owned	18%
Median loan-to-value	26%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	807
Density	36 / mi²
Median household income	\$66K
Average household income	\$75K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	86
Homes occupied	74%
Bachelor's or higher	15%
Poverty rate	5.0%
Unemployment	0.6%
Average temp	45°F
Annual precip	44 in
Sunshine	54%

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