

Goshen 06756

ZIP code · CT · Connecticut > Northwest Hills

STRONG BUYER'S MARKET

\$518K

MEDIAN SALE PRICE

-29.6%

1-YR CHANGE

31

SALES (12 MO)

\$587K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 7 / 100



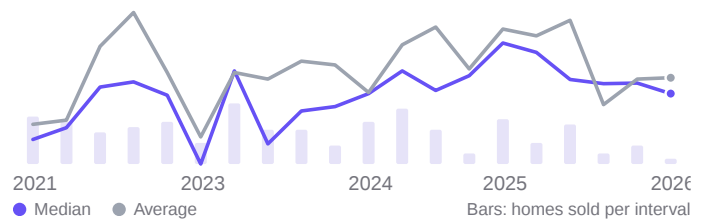
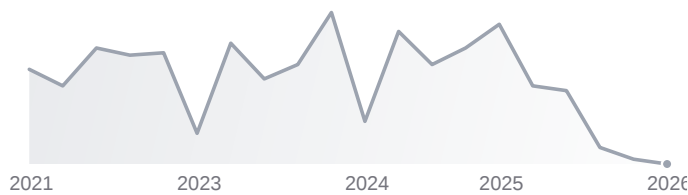
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

7 / 100

Sale prices

Median \$495K · Average \$552K

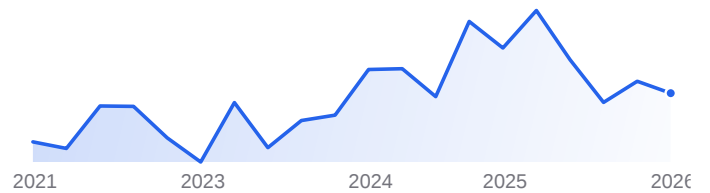
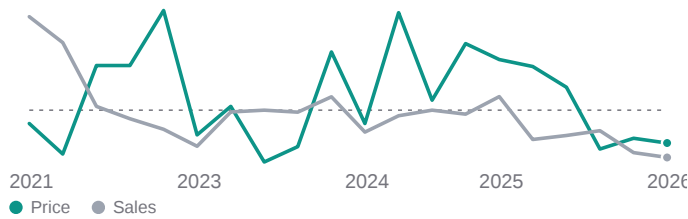


Growth (year over year)

Price -29.6% · Sales -42.6%

Price per square foot

\$254/ft²

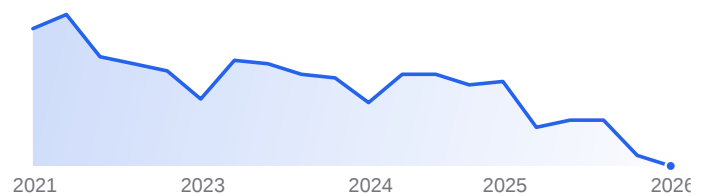


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

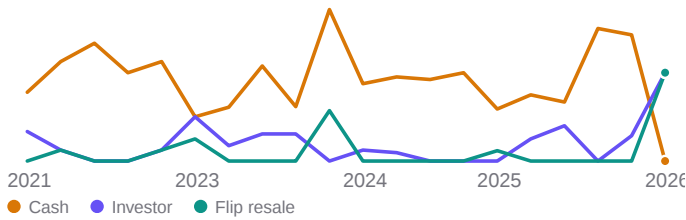
1.8%



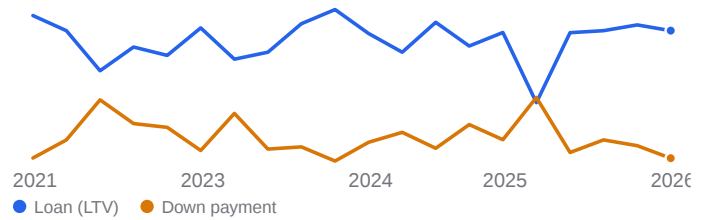
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 50% · Flip resale 50%

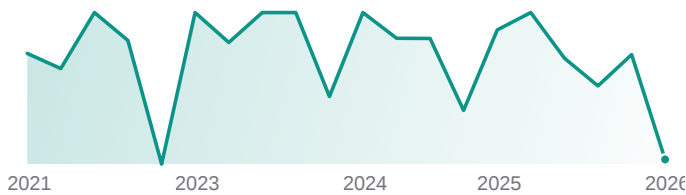


Financing (share of purchase price) Loan (LTV) 80% · Down payment 10%



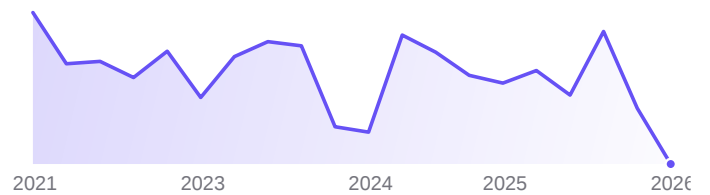
Sellers who sold at a gain

50%



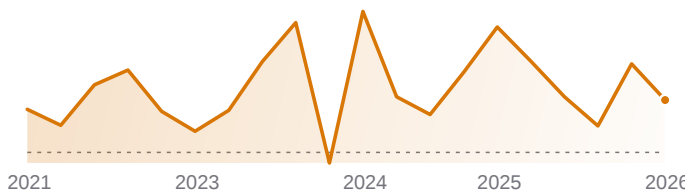
Typical hold before selling

0.1 yrs



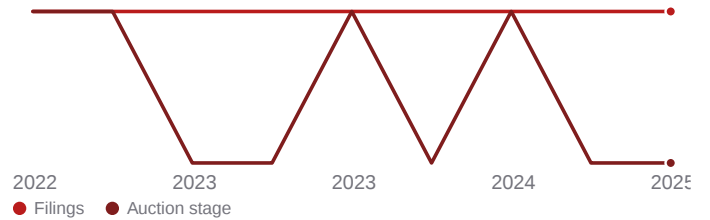
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,689
Median value (AVM)	\$587K
Median size	2,063 ft²
Median bedrooms	3
Median year built	1985
Single family	91%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.3%
Owner occupied	58%
Company owned	6.4%
Median loan-to-value	31%

Typical ownership tenure

19.3 yrs

COMMUNITY

Population	2,428
Density	67 / mi²
Median household income	\$126K
Average household income	\$158K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	64
Homes occupied	78%
Bachelor's or higher	28%
Poverty rate	10.9%
Unemployment	0.9%
Average temp	45°F
Annual precip	53 in
Sunshine	56%

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.