



Goshen, Indiana.

Current market data.

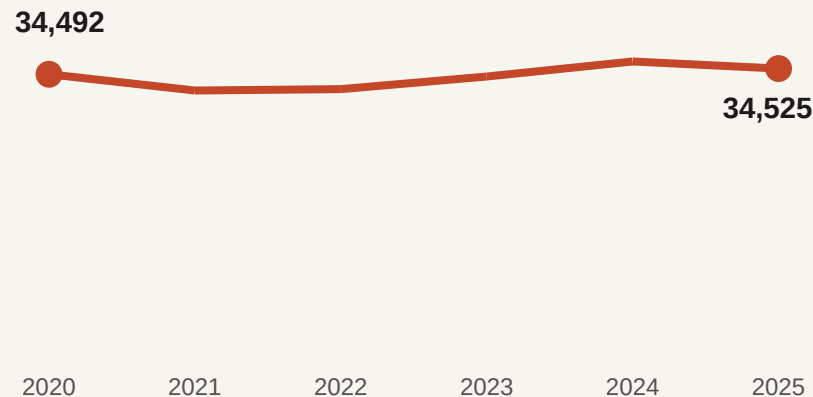
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

34,525

people, the 31st-largest of Indiana's cities and towns.

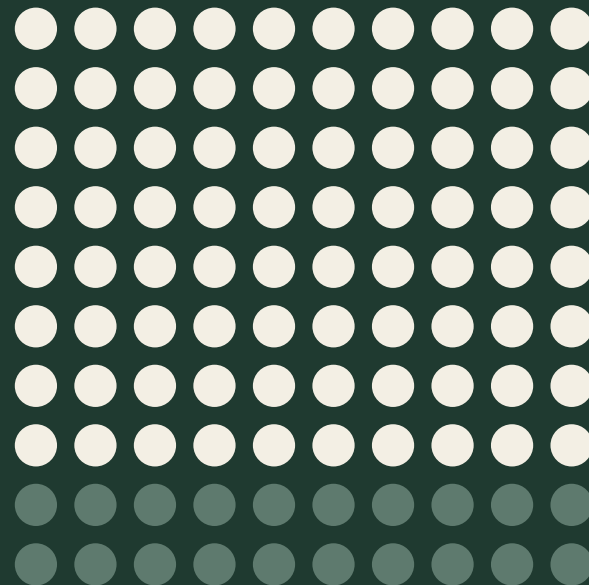


THE WORKDAY

8 in 10 jobs here go to
people who live somewhere
else.

79.8%

of 27,474 jobs located in Goshen are filled by in-commuters.



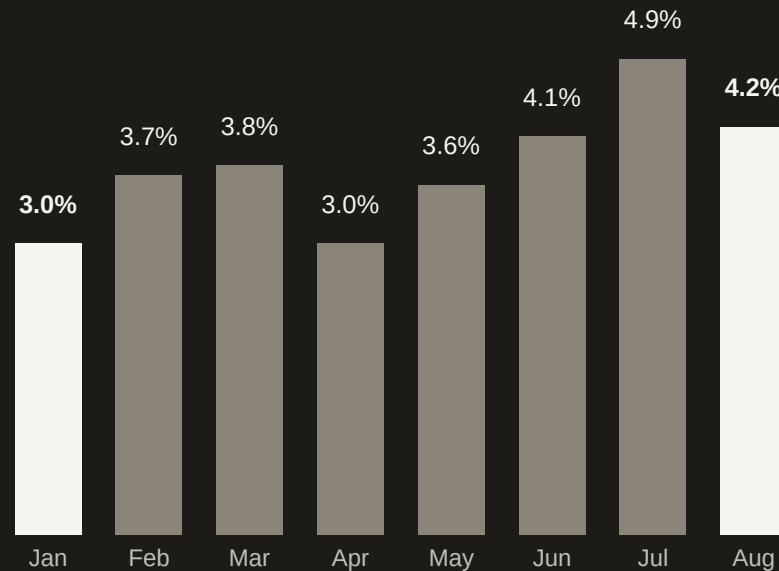
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
3.0%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.1%.

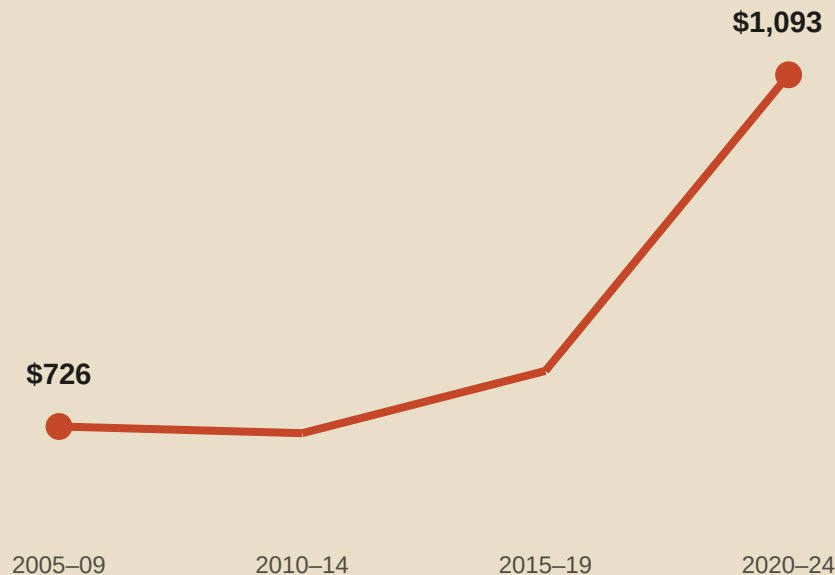


RENT

**Median rent is up 51%
since the 2005–2009
survey, before inflation.**

\$1,093

a month. Indiana's median is \$1,062.





THE SEAM

Cross one tract line and median rent doubles.

A \$989 gap between neighbors, the sharpest rent edge between adjacent tracts in Elkhart County.

TRACT 22.01

\$830

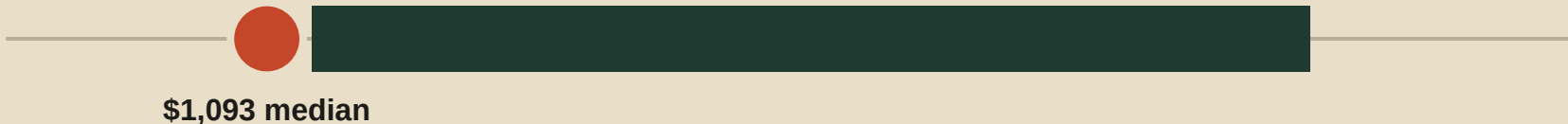
TRACT 14.01

\$1,819

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,118–\$1,678



is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

312

homes permitted, 2022–2025

70%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.0% to the 13,693 homes here.

55–275

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 15% less than Indiana's.

\$184,900

median home value in Goshen.

Goshen



\$184,900

Indiana



\$218,200

U.S.



\$332,700

THAT WAS GOSHEN'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/in/goshen/

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