

THE LONG & FOSTER MARKET MINUTE™

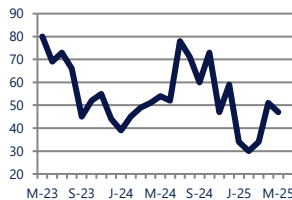
FOCUS ON: **MOUNT LAUREL HOUSING MARKET**

MAY 2025

Zip Code(s): 08054

Units Sold

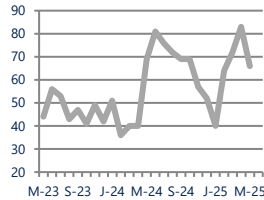
47



Down -13%
Vs. Year Ago

Active Inventory

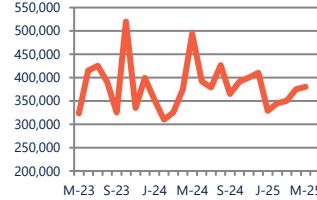
66



Down -4%
Vs. Year Ago

Median Sale Price

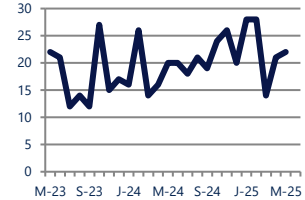
\$380,000



Down -23%
Vs. Year Ago

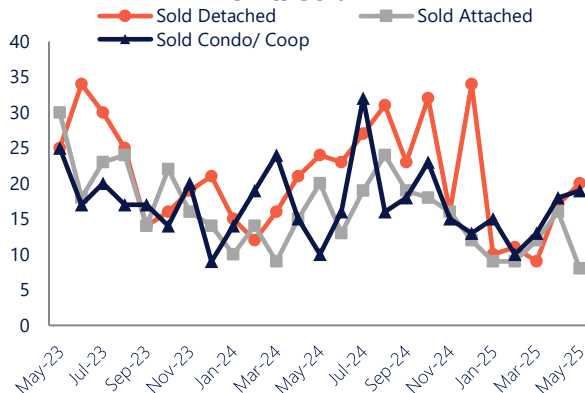
Days On Market

22



Up 10%
Vs. Year Ago

Units Sold*



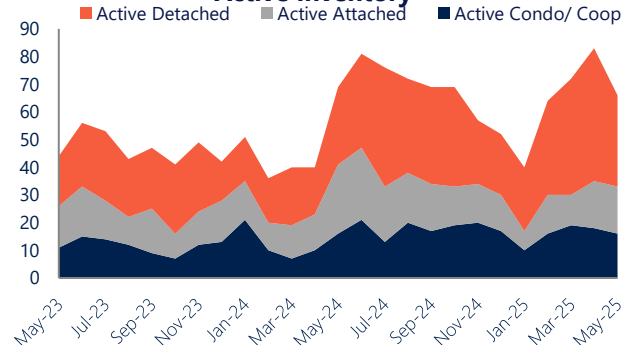
Units Sold

There was a decrease in total units sold in May, with 47 sold this month in Mount Laurel versus 51 last month, a decrease of 8%. This month's total units sold was lower than at this time last year, a decrease of 13% versus May 2024.

Active Inventory

Versus last year, the total number of homes available this month is lower by 3 units or 4%. The total number of active inventory this May was 66 compared to 69 in May 2024. This month's total of 66 is lower than the previous month's total supply of available inventory of 83, a decrease of 20%.

Active Inventory*



Median Sale Price



Median Sale Price

Last May, the median sale price for Mount Laurel Homes was \$494,000. This May, the median sale price was \$380,000, a decrease of 23% or \$114,000 compared to last year. The current median sold price is 1% higher than in April.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

Mount Laurel are defined as properties listed in zip code/s 08054.

*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by BRIGHTMLS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of BRIGHTMLS or Long & Foster Real Estate, Inc.

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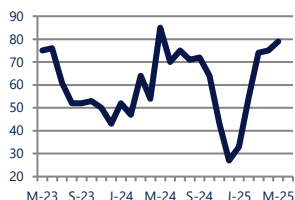
FOCUS ON: **MOUNT LAUREL HOUSING MARKET**

MAY 2025

Zip Code(s): 08054

New Listings

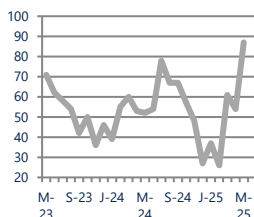
79



Down -7%
Vs. Year Ago

Current Contracts

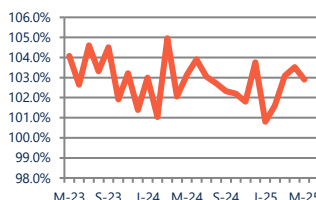
87



Up 67%
Vs. Year Ago

Sold Vs. List Price

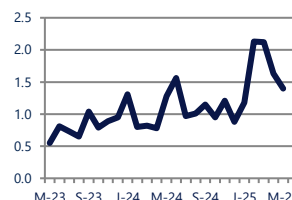
102.9%



No Change
Vs. Year Ago

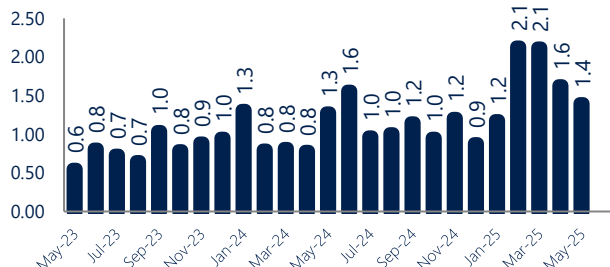
Months of Supply

1.4



Up 9%
Vs. Year Ago

Months Of Supply



Months of Supply

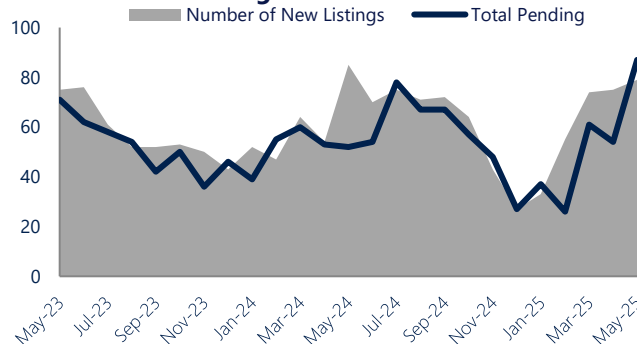
In May, there was 1.4 months of supply available in Mount Laurel, compared to 1.3 in May 2024. That is an increase of 10% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

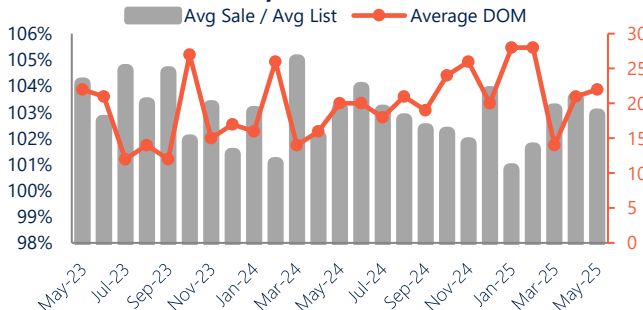
New Listings & Current Contracts

This month there were 79 homes newly listed for sale in Mount Laurel compared to 85 in May 2024, a decrease of 7%. There were 87 current contracts pending sale this May compared to 52 a year ago. The number of current contracts is 67% higher than last May.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In May, the average sale price in Mount Laurel was 102.9% of the average list price, which is similar compared to a year ago.

Days On Market

This month, the average number of days on market was 22, higher than the average last year, which was 20, an increase of 10%.

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