

# THE LONG & FOSTER MARKET MINUTE™

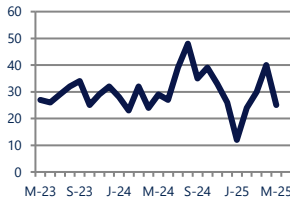
FOCUS ON: **LAURELDALE AND TEMPLE HOUSING MARKET**

MAY 2025

Zip Code(s): 19605 and 19560

## Units Sold

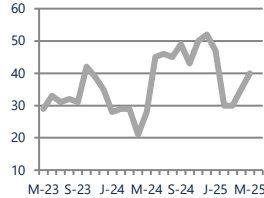
25



**Down**  
Vs. Year Ago

## Active Inventory

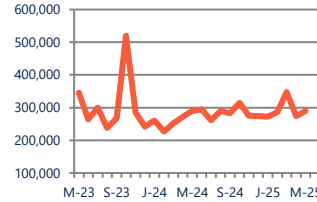
40



**Up 43%**  
Vs. Year Ago

## Median Sale Price

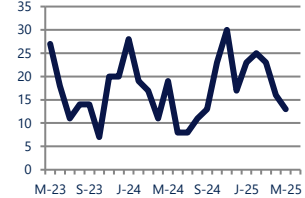
\$290,000



**No Change**  
Vs. Year Ago

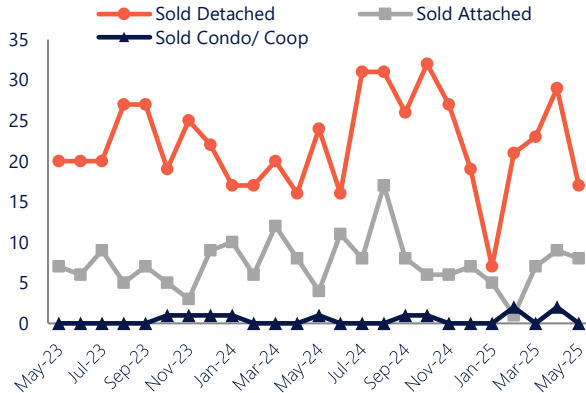
## Days On Market

13



**Down -32%**  
Vs. Year Ago

### Units Sold\*



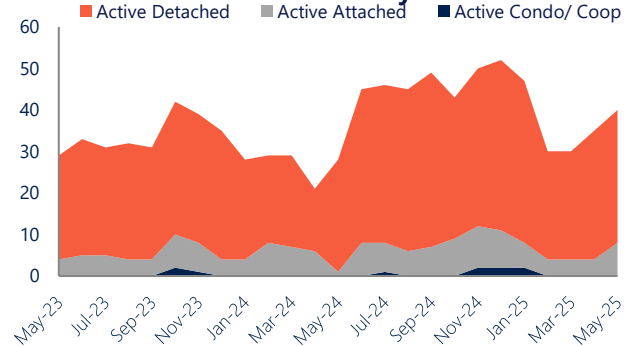
## Units Sold

With relatively few transactions, there was a decrease in total units sold in May, with 25 sold this month in Laureldale and Temple. This month's total units sold was lower than at this time last year, a decrease from May 2024.

## Active Inventory

Versus last year, the total number of homes available this month is higher by 12 units or 43%. The total number of active inventory this May was 40 compared to 28 in May 2024. This month's total of 40 is higher than the previous month's total supply of available inventory of 35, an increase of 14%.

### Active Inventory\*



## Median Sale Price



## Median Sale Price

Last May, the median sale price for Laureldale and Temple Homes was \$290,000. This May, the median sale price was \$290,000, which is similar compared to a year ago. The current median sold price is 6% 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.

Laureldale and Temple are defined as properties listed in zip code/s 19605 and 19560.

\*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.

**LONG & FOSTER**  
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## MARKET MINUTE™

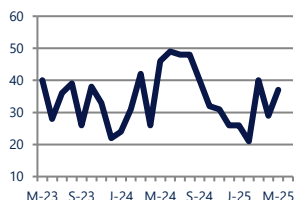
FOCUS ON: **LAURELDALE AND TEMPLE HOUSING MARKET**

MAY 2025

Zip Code(s): 19605 and 19560

### New Listings

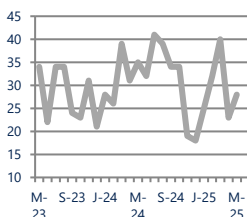
37



**Down -20%**  
Vs. Year Ago

### Current Contracts

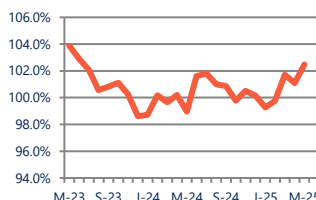
28



**Down -20%**  
Vs. Year Ago

### Sold Vs. List Price

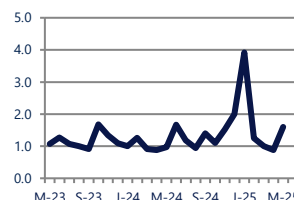
102.5%



**Up 3.5%**  
Vs. Year Ago

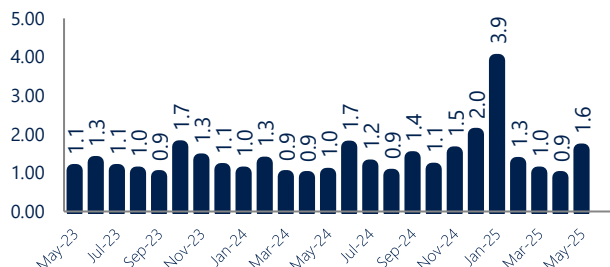
### Months of Supply

1.6



**Up 65%**  
Vs. Year Ago

### Months Of Supply



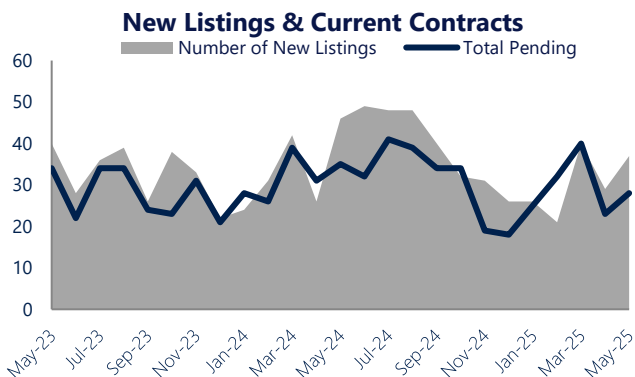
### Months of Supply

In May, there was 1.6 months of supply available in Laureldale and Temple, compared to 1.0 in May 2024. That is an increase of 66% versus a year ago.

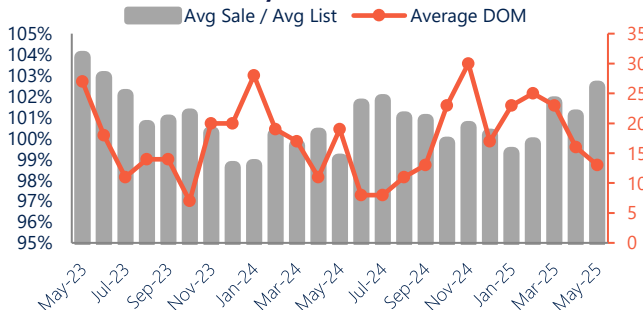
Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

### New Listings & Current Contracts

This month there were 37 homes newly listed for sale in Laureldale and Temple compared to 46 in May 2024, a decrease of 20%. There were 28 current contracts pending sale this May compared to 35 a year ago. The number of current contracts is 20% lower than last May.



### Sale Price/ List Price & DOM



### Sale Price to List Price Ratio

In May, the average sale price in Laureldale and Temple was 102.5% of the average list price, which is 3.5% higher than at this time last year.

### Days On Market

This month, the average number of days on market was 13, lower than the average last year, which was 19, a decrease of 32%.

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