

# Local Market Update – May 2025

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## Cologne

**- 25.0%**

**+ 60.0%**

**- 8.6%**

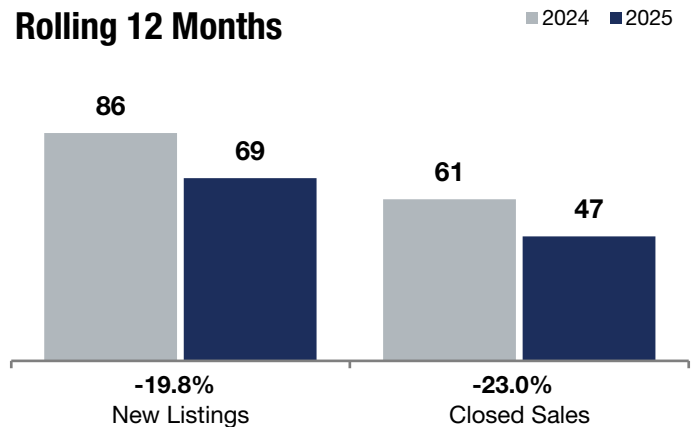
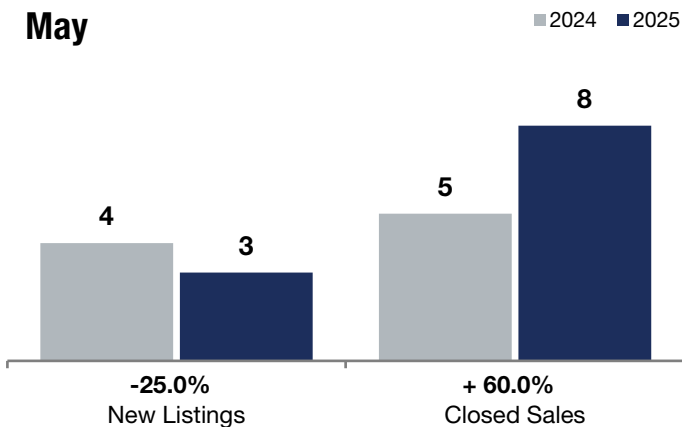
Change in  
New Listings

Change in  
Closed Sales

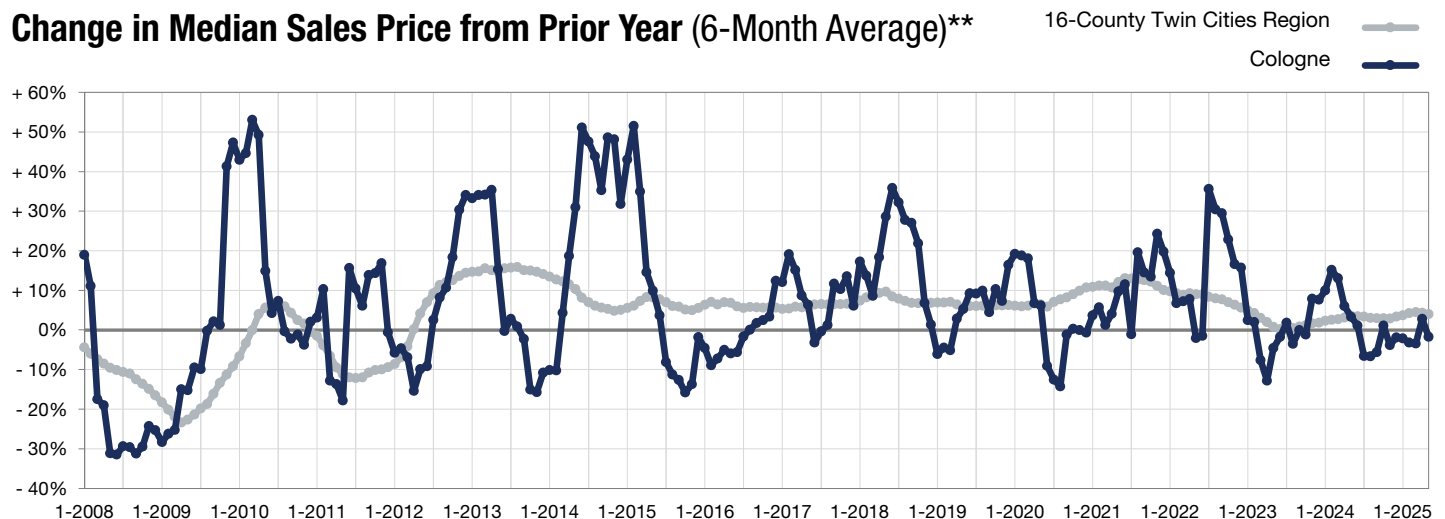
Change in  
Median Sales Price

	May			Rolling 12 Months		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	4	3	-25.0%	86	69	-19.8%
Closed Sales	5	8	+ 60.0%	61	47	-23.0%
Median Sales Price*	\$466,635	<b>\$426,500</b>	-8.6%	\$405,000	<b>\$407,547</b>	+ 0.6%
Average Sales Price*	\$466,727	<b>\$430,961</b>	-7.7%	\$411,891	<b>\$401,876</b>	-2.4%
Price Per Square Foot*	\$240	<b>\$250</b>	+ 4.4%	\$223	<b>\$221</b>	-1.2%
Percent of Original List Price Received*	96.9%	<b>99.4%</b>	+ 2.6%	100.1%	<b>99.7%</b>	-0.4%
Days on Market Until Sale	17	<b>181</b>	+ 964.7%	57	<b>124</b>	+ 117.5%
Inventory of Homes for Sale	26	<b>21</b>	-19.2%	--	--	--
Months Supply of Inventory	5.5	<b>5.6</b>	+ 1.8%	--	--	--

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.



## Change in Median Sales Price from Prior Year (6-Month Average)\*\*



\*\* Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.