

Local Market Update – December 2023

A RESEARCH TOOL PROVIDED BY THE COLUMBUS REALTORS®
BASED ON RESIDENTIAL LISTING DATA ONLY



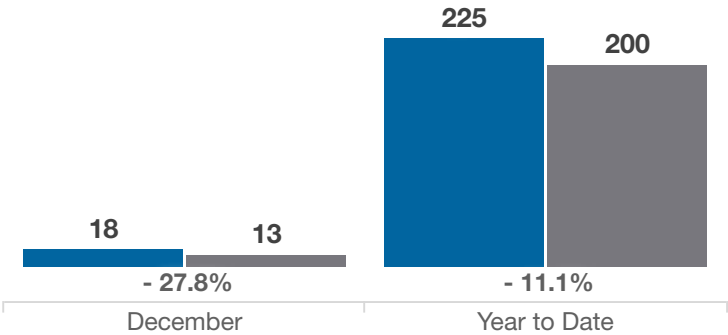
Champaign County

Key Metrics	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Closed Sales	18	13	- 27.8%	225	200	- 11.1%
In Contracts	17	18	+ 5.9%	223	208	- 6.7%
Average Sales Price*	\$275,150	\$242,415	- 11.9%	\$239,310	\$241,418	+ 0.9%
Median Sales Price*	\$230,500	\$210,000	- 8.9%	\$213,500	\$215,000	+ 0.7%
Average Price Per Square Foot*	\$144.75	\$140.56	- 2.9%	\$136.85	\$149.27	+ 9.1%
Percent of Original List Price Received*	96.8%	96.6%	- 0.2%	98.0%	96.8%	- 1.2%
Percent of Last List Price Received*	99.8%	98.7%	- 1.1%	99.5%	98.5%	- 1.0%
Days on Market Until Sale	21	30	+ 42.9%	20	29	+ 45.0%
New Listings	8	8	0.0%	257	235	- 8.6%
Median List Price of New Listings	\$184,950	\$259,900	+ 40.5%	\$229,000	\$238,500	+ 4.1%
Median List Price at Time of Sale	\$218,000	\$199,900	- 8.3%	\$219,900	\$215,000	- 2.2%
Inventory of Homes for Sale	39	28	- 28.2%	—	—	—
Months Supply of Inventory	2.1	1.6	- 23.8%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

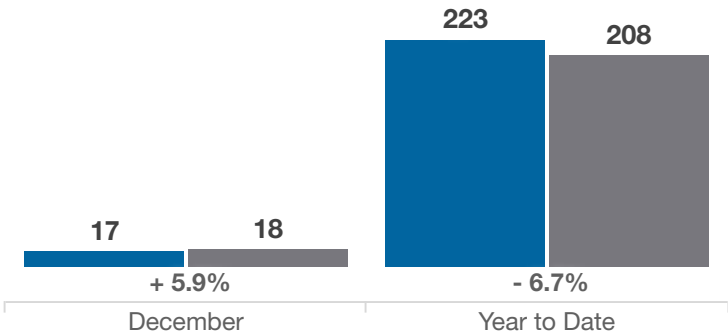
Closed Sales

■ 2022 ■ 2023



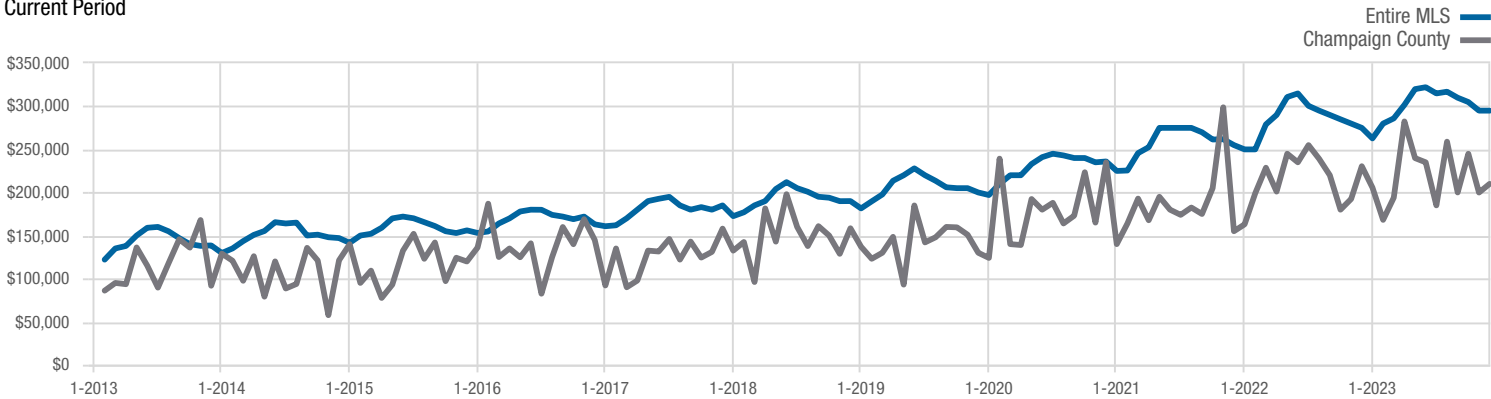
In Contracts

■ 2022 ■ 2023



Median Sales Price

Current Period



Each data point represents the median sales price in a given month.

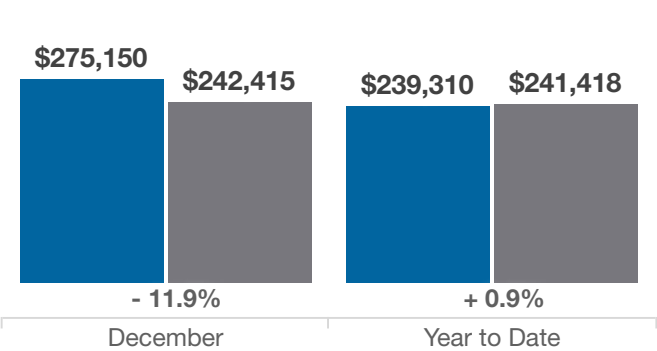
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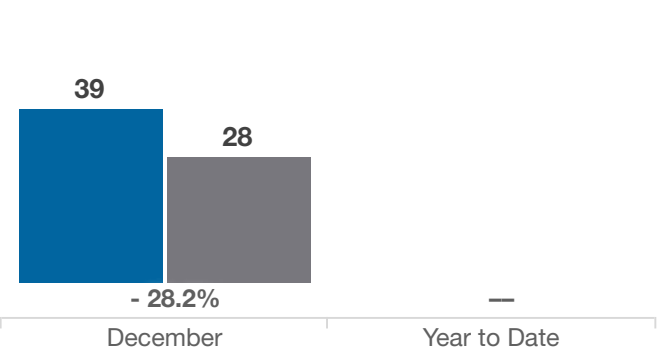


Champaign County

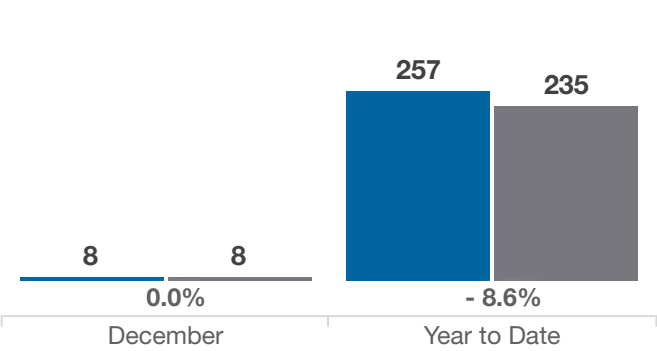
Average Sales Price



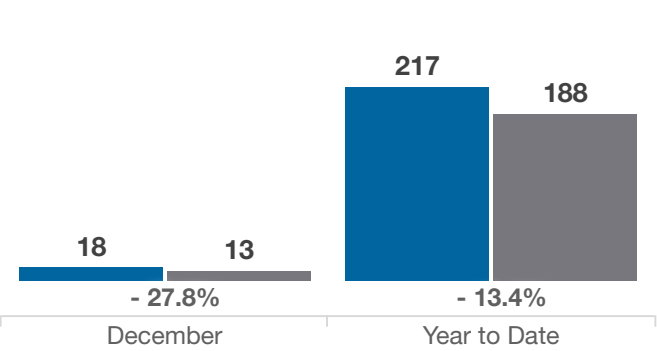
Inventory of Homes for Sale



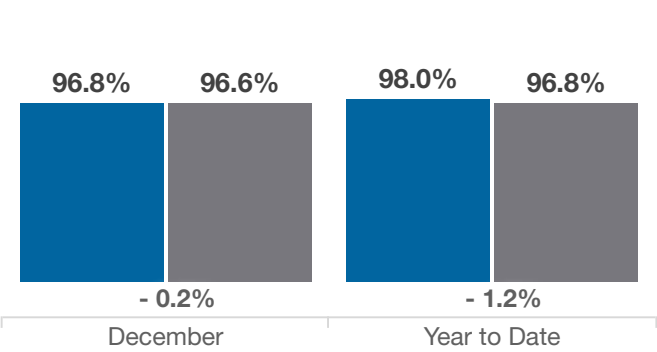
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

