

Local Market Update – February 2024

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



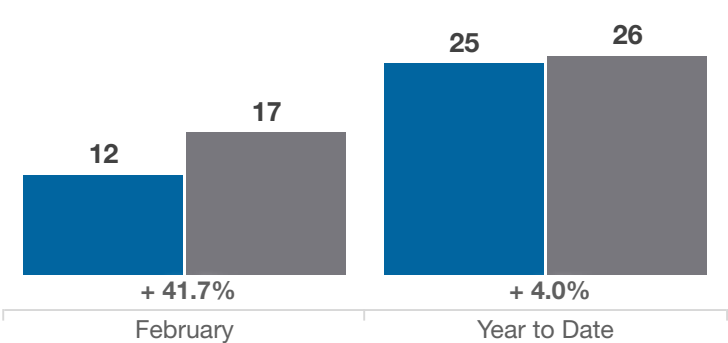
Champaign County

Key Metrics	February			Year to Date		
	2023	2024	% Change	Thru 2-2023	Thru 2-2024	% Change
Closed Sales	12	17	+ 41.7%	25	26	+ 4.0%
In Contracts	15	26	+ 73.3%	30	37	+ 23.3%
Average Sales Price*	\$186,681	\$269,959	+ 44.6%	\$206,109	\$266,484	+ 29.3%
Median Sales Price*	\$168,158	\$215,000	+ 27.9%	\$189,050	\$229,000	+ 21.1%
Average Price Per Square Foot*	\$124.71	\$172.84	+ 38.6%	\$133.41	\$163.30	+ 22.4%
Percent of Original List Price Received*	92.1%	94.3%	+ 2.4%	94.5%	94.2%	- 0.3%
Percent of Last List Price Received*	97.1%	96.9%	- 0.2%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	53	34	- 35.8%	43	32	- 25.6%
New Listings	11	10	- 9.1%	19	29	+ 52.6%
Median List Price of New Listings	\$194,900	\$242,400	+ 24.4%	\$194,900	\$190,000	- 2.5%
Median List Price at Time of Sale	\$174,108	\$219,900	+ 26.3%	\$189,900	\$229,000	+ 20.6%
Inventory of Homes for Sale	15	21	+ 40.0%	—	—	—
Months Supply of Inventory	0.8	1.2	+ 50.0%	—	—	—

* 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.

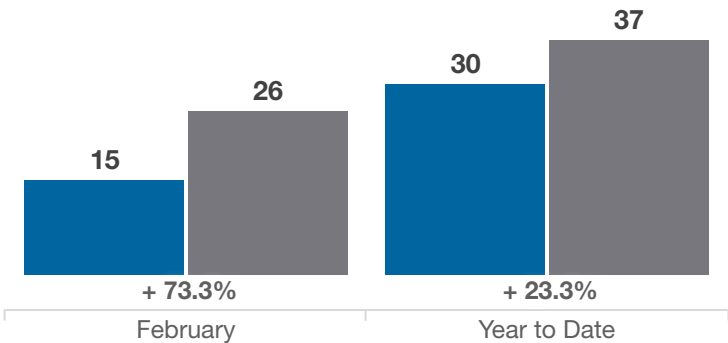
Closed Sales

■ 2023 ■ 2024



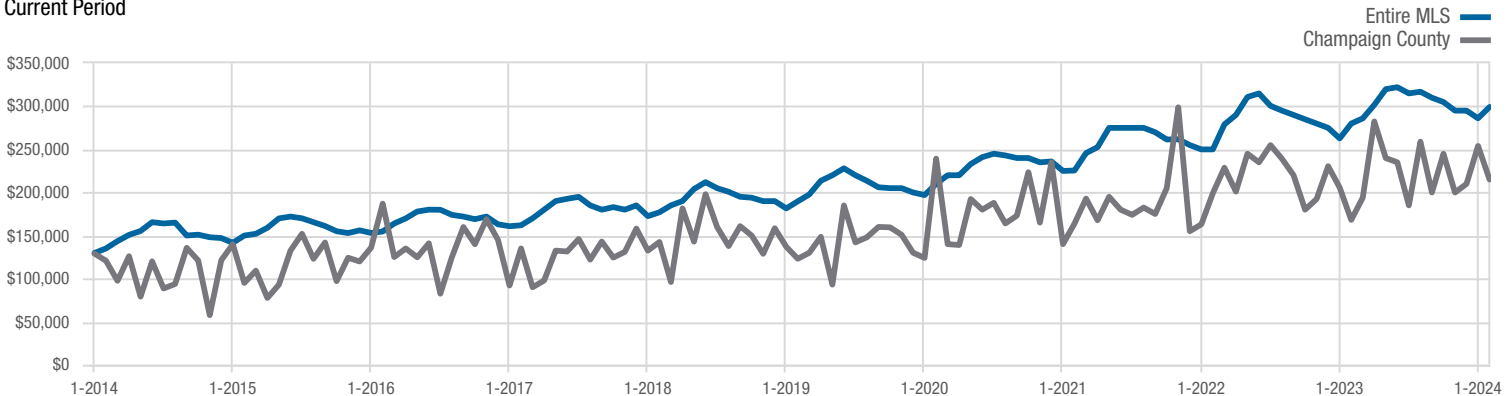
In Contracts

■ 2023 ■ 2024



Median Sales Price

Current Period



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

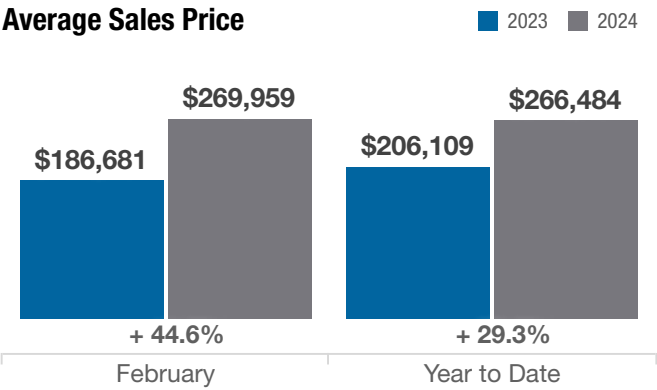
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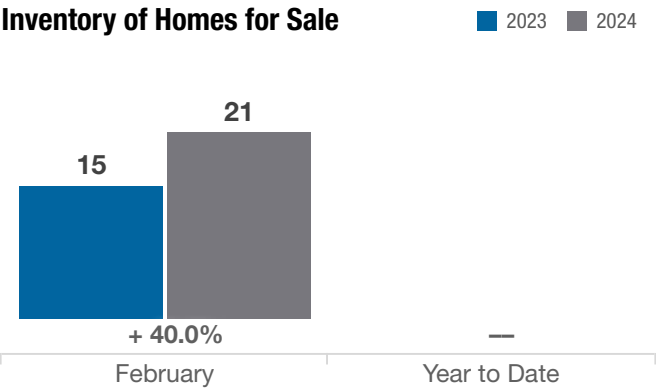


Champaign County

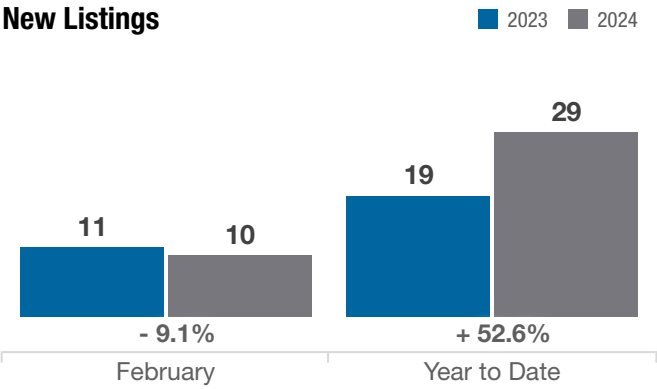
Average Sales Price



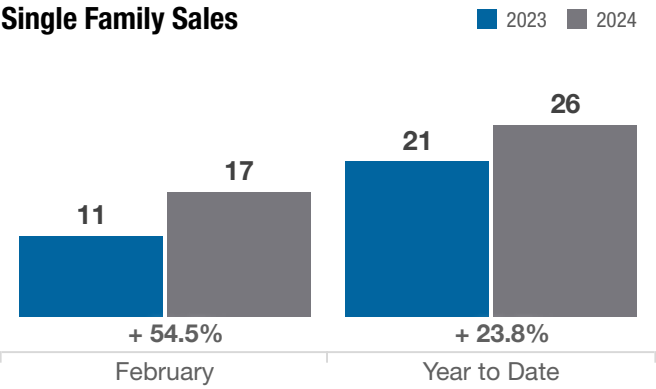
Inventory of Homes for Sale



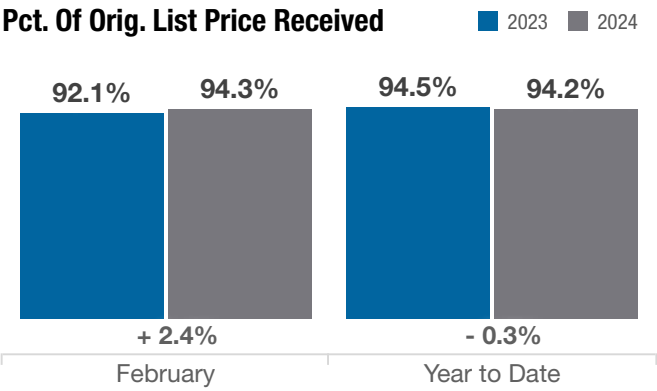
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

