

# Local Market Update – December 2024

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



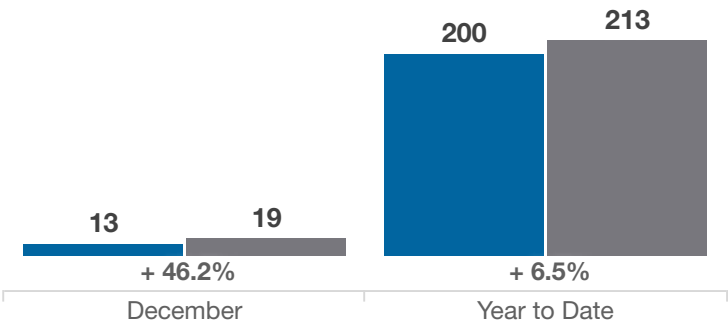
## Champaign County

Key Metrics	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
Closed Sales	13	19	+ 46.2%	200	213	+ 6.5%
In Contracts	18	26	+ 44.4%	208	220	+ 5.8%
Average Sales Price*	\$242,415	\$299,871	+ 23.7%	\$241,418	\$277,573	+ 15.0%
Median Sales Price*	\$210,000	\$243,500	+ 16.0%	\$215,000	\$234,950	+ 9.3%
Average Price Per Square Foot*	\$140.56	\$159.34	+ 13.4%	\$149.27	\$165.64	+ 11.0%
Percent of Original List Price Received*	96.6%	93.9%	- 2.8%	96.8%	95.8%	- 1.0%
Percent of Last List Price Received*	98.7%	97.9%	- 0.8%	98.5%	98.0%	- 0.5%
Days on Market Until Sale	30	36	+ 20.0%	29	33	+ 13.8%
New Listings	8	18	+ 125.0%	235	240	+ 2.1%
Median List Price of New Listings	\$259,900	\$264,500	+ 1.8%	\$238,500	\$234,900	- 1.5%
Median List Price at Time of Sale	\$199,900	\$245,000	+ 22.6%	\$215,000	\$233,325	+ 8.5%
Inventory of Homes for Sale	28	29	+ 3.6%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

\* 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.

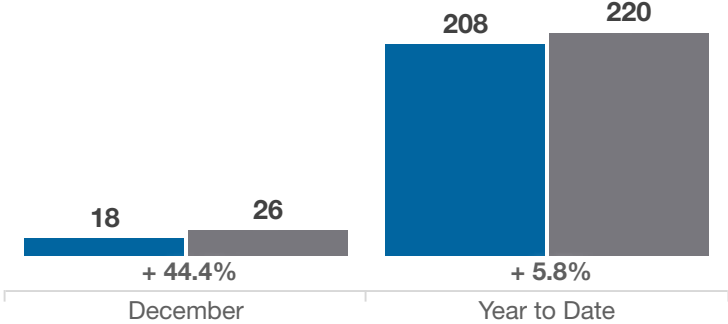
### Closed Sales

■ 2023 ■ 2024



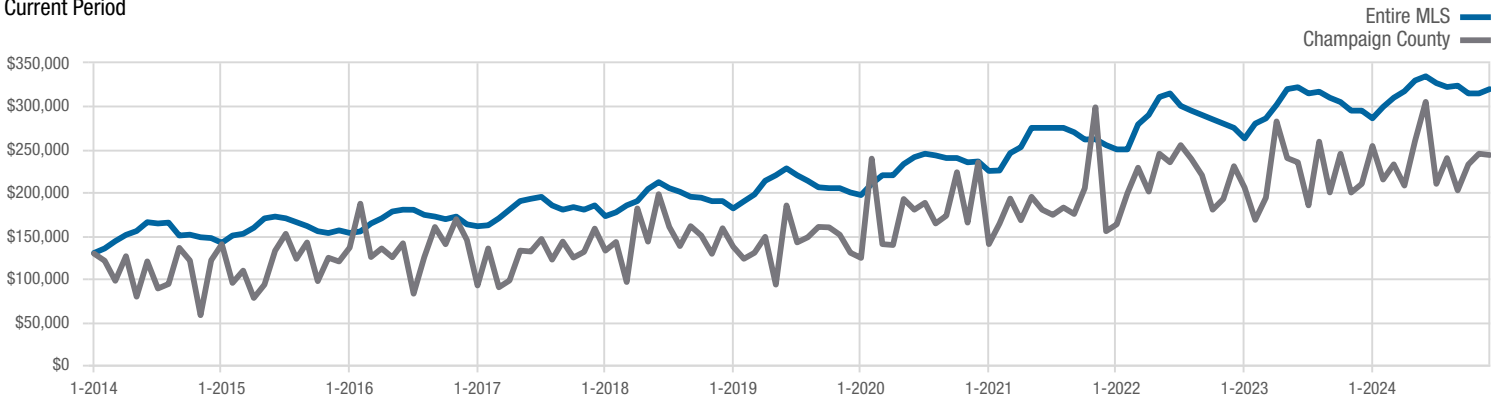
### In Contracts

■ 2023 ■ 2024



### Median Sales Price

Current Period



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

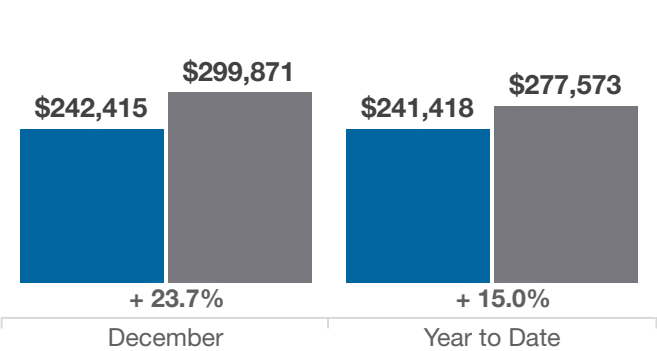
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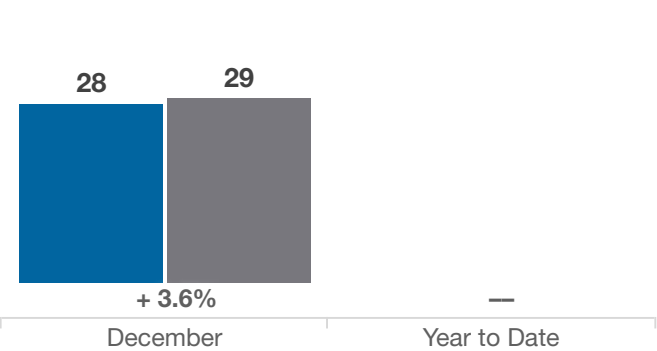


## Champaign County

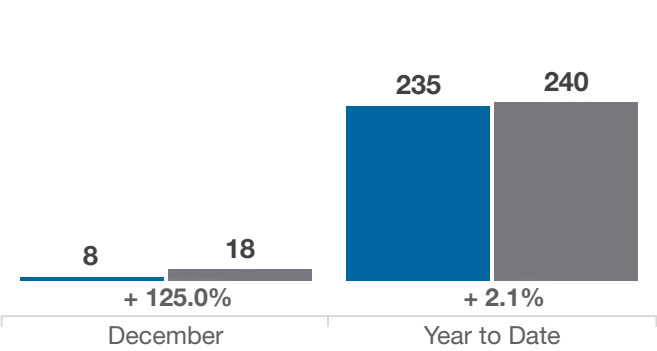
Average Sales Price



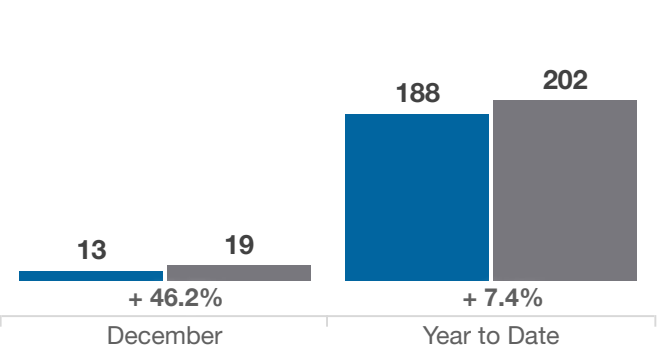
Inventory of Homes for Sale



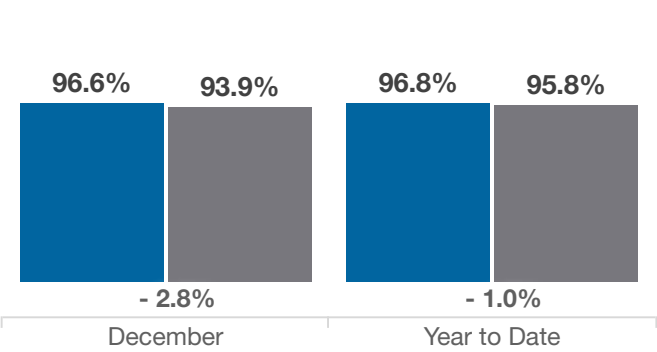
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

