

Local Market Update – January 2025

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



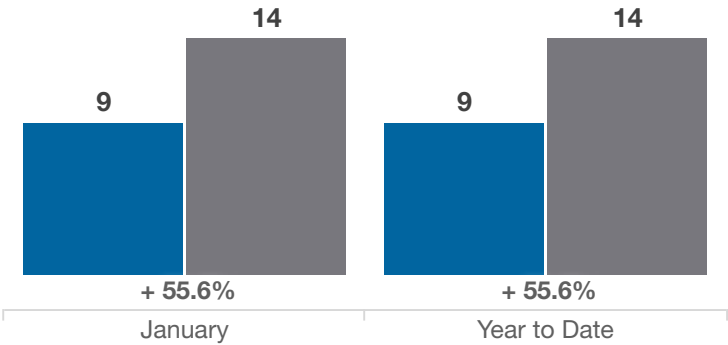
Champaign County

Key Metrics	January			Year to Date		
	2024	2025	% Change	Thru 1-2024	Thru 1-2025	% Change
Closed Sales	9	14	+ 55.6%	9	14	+ 55.6%
In Contracts	15	17	+ 13.3%	15	17	+ 13.3%
Average Sales Price*	\$259,100	\$236,750	- 8.6%	\$259,100	\$236,750	- 8.6%
Median Sales Price*	\$254,000	\$215,600	- 15.1%	\$254,000	\$215,600	- 15.1%
Average Price Per Square Foot*	\$143.04	\$170.05	+ 18.9%	\$143.04	\$170.05	+ 18.9%
Percent of Original List Price Received*	94.0%	94.6%	+ 0.6%	94.0%	94.6%	+ 0.6%
Percent of Last List Price Received*	97.6%	97.4%	- 0.2%	97.6%	97.4%	- 0.2%
Days on Market Until Sale	28	31	+ 10.7%	28	31	+ 10.7%
New Listings	19	18	- 5.3%	19	18	- 5.3%
Median List Price of New Listings	\$179,900	\$262,400	+ 45.9%	\$179,900	\$262,400	+ 45.9%
Median List Price at Time of Sale	\$264,450	\$220,747	- 16.5%	\$264,450	\$220,747	- 16.5%
Inventory of Homes for Sale	34	30	- 11.8%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

* 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.

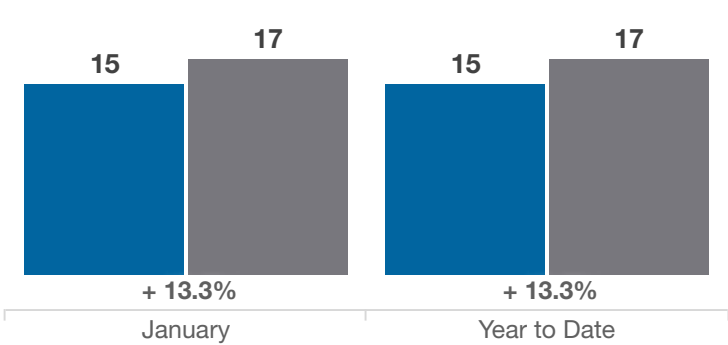
Closed Sales

■ 2024 ■ 2025



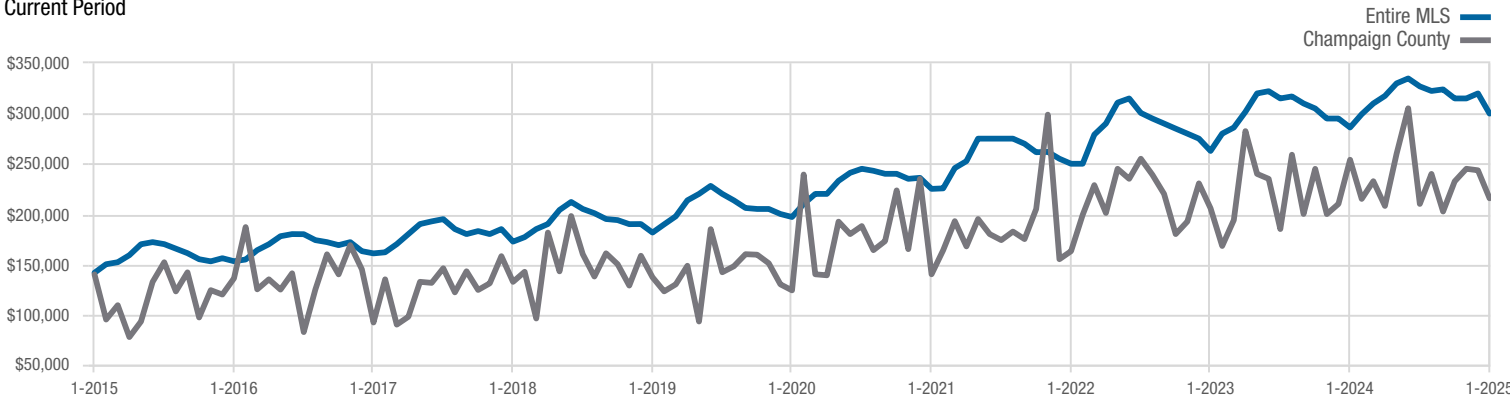
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

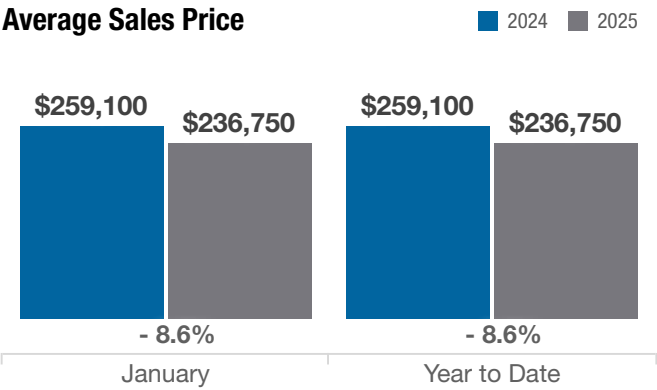
Local Market Update – January 2025

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

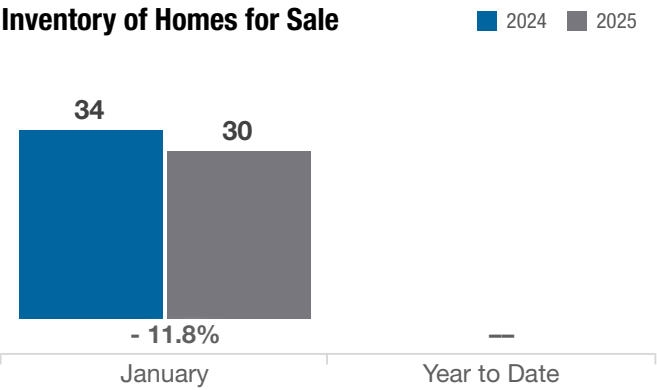


Champaign County

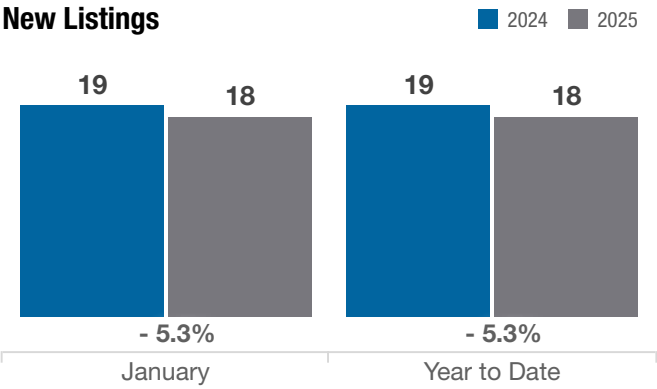
Average Sales Price



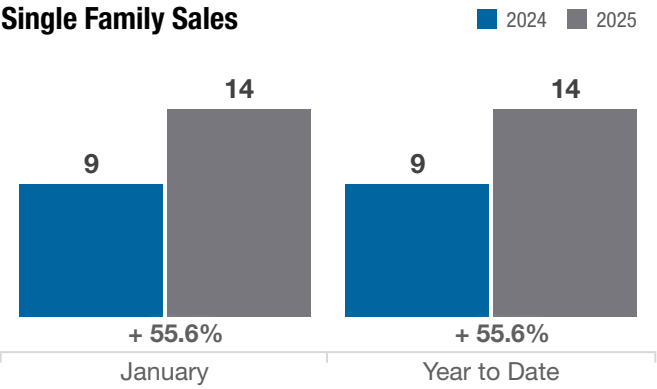
Inventory of Homes for Sale



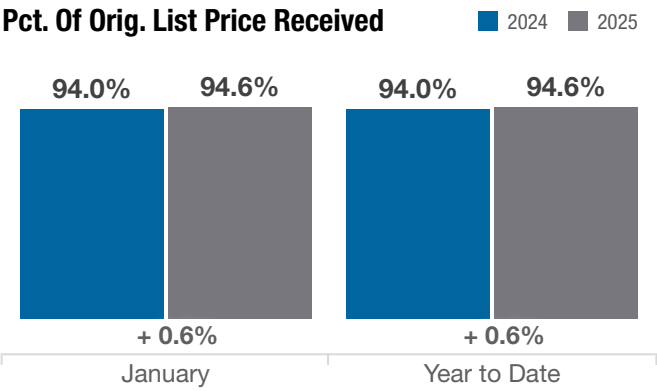
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

