

Local Market Update – February 2025

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



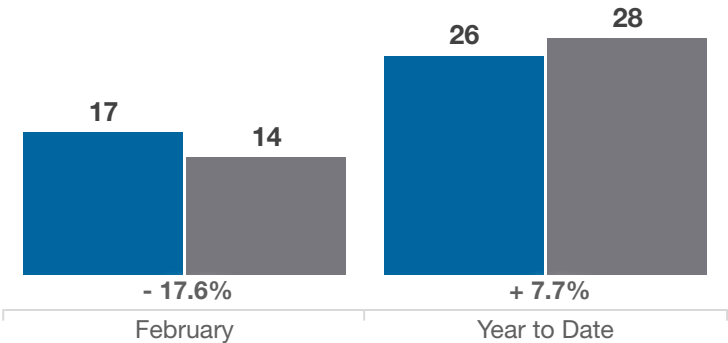
Champaign County

Key Metrics	February			Year to Date		
	2024	2025	% Change	Thru 2-2024	Thru 2-2025	% Change
Closed Sales	17	14	- 17.6%	26	28	+ 7.7%
In Contracts	26	18	- 30.8%	37	32	- 13.5%
Average Sales Price*	\$269,959	\$250,264	- 7.3%	\$266,484	\$243,507	- 8.6%
Median Sales Price*	\$215,000	\$234,500	+ 9.1%	\$229,000	\$219,000	- 4.4%
Average Price Per Square Foot*	\$172.84	\$156.32	- 9.6%	\$163.30	\$163.44	+ 0.1%
Percent of Original List Price Received*	94.3%	93.5%	- 0.8%	94.2%	94.0%	- 0.2%
Percent of Last List Price Received*	96.9%	95.3%	- 1.7%	97.1%	96.4%	- 0.7%
Days on Market Until Sale	34	32	- 5.9%	32	32	0.0%
New Listings	10	8	- 20.0%	29	26	- 10.3%
Median List Price of New Listings	\$242,400	\$332,450	+ 37.1%	\$190,000	\$279,450	+ 47.1%
Median List Price at Time of Sale	\$219,900	\$262,450	+ 19.3%	\$229,000	\$229,900	+ 0.4%
Inventory of Homes for Sale	21	23	+ 9.5%	—	—	—
Months Supply of Inventory	1.2	1.3	+ 8.3%	—	—	—

* 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.

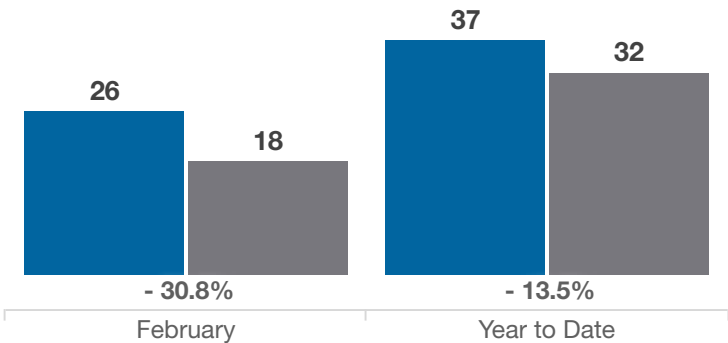
Closed Sales

■ 2024 ■ 2025



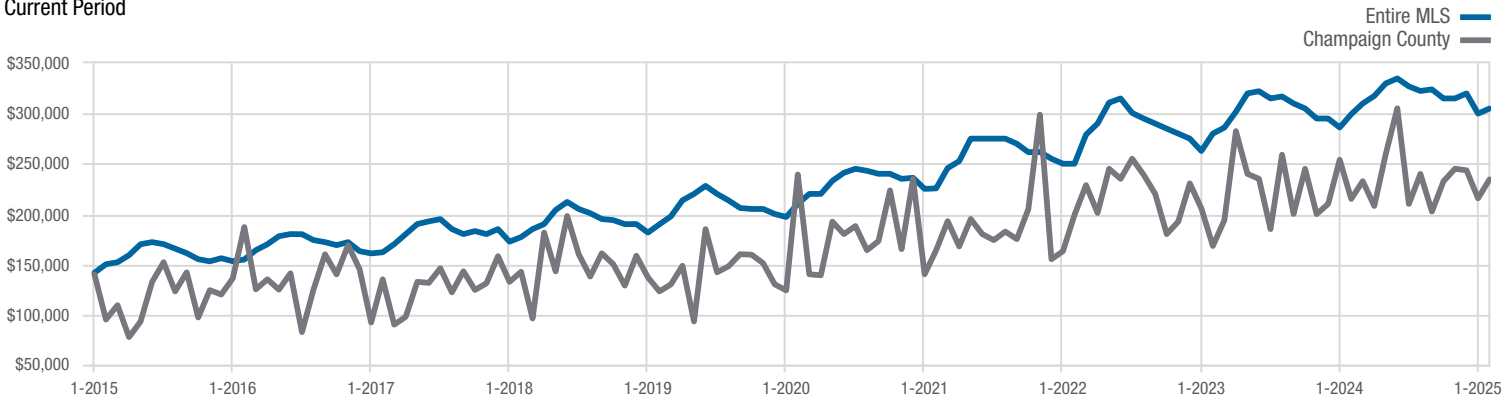
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

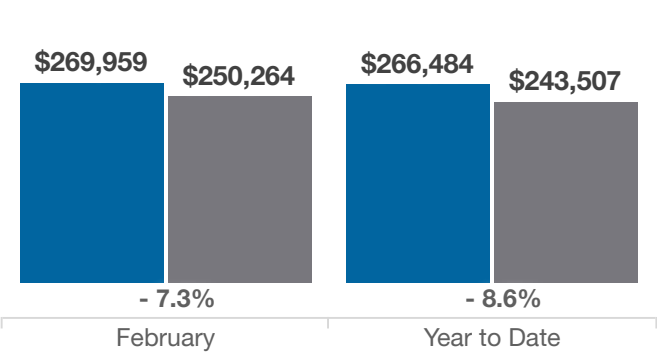
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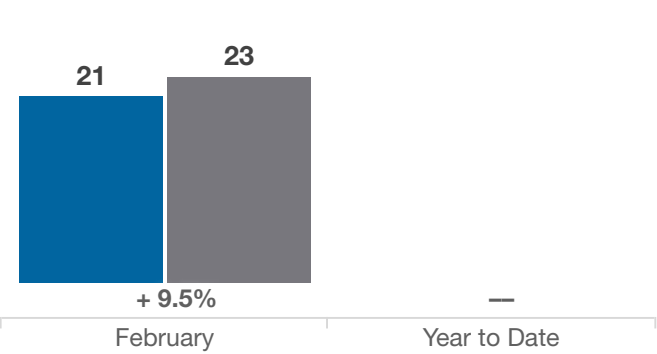


Champaign County

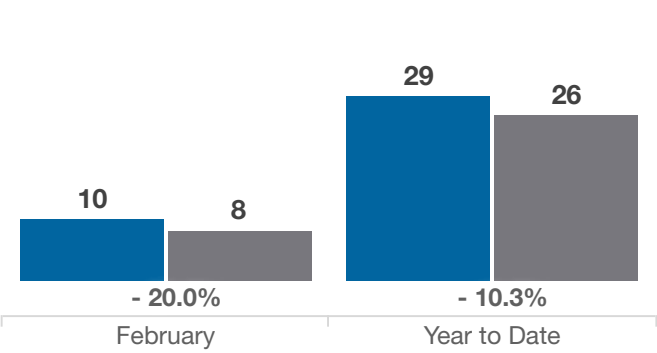
Average Sales Price



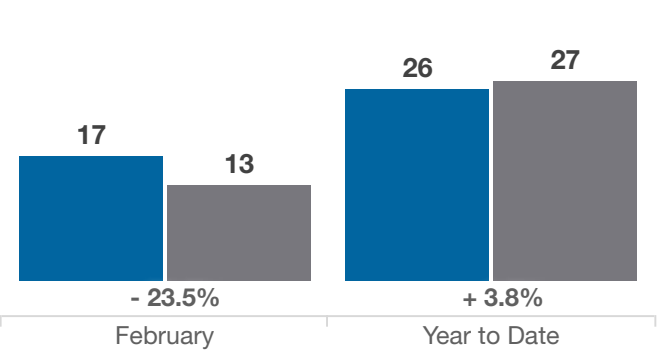
Inventory of Homes for Sale



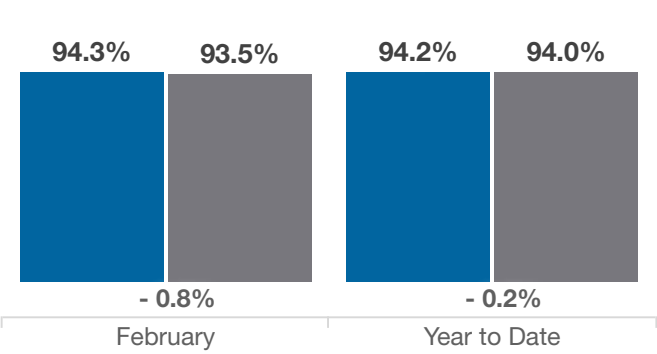
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

