

Local Market Update – March 2025

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



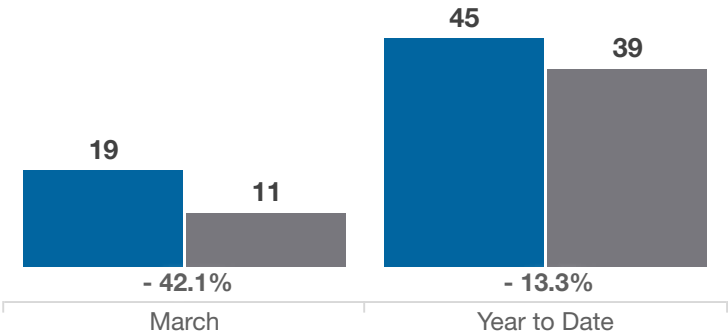
Champaign County

Key Metrics	March			Year to Date		
	2024	2025	% Change	Thru 3-2024	Thru 3-2025	% Change
Closed Sales	19	11	- 42.1%	45	39	- 13.3%
In Contracts	24	27	+ 12.5%	53	54	+ 1.9%
Average Sales Price*	\$273,655	\$381,218	+ 39.3%	\$269,581	\$282,349	+ 4.7%
Median Sales Price*	\$232,650	\$265,000	+ 13.9%	\$230,825	\$229,900	- 0.4%
Average Price Per Square Foot*	\$166.69	\$161.14	- 3.3%	\$164.72	\$162.82	- 1.2%
Percent of Original List Price Received*	95.5%	93.6%	- 2.0%	94.8%	93.9%	- 0.9%
Percent of Last List Price Received*	98.0%	96.8%	- 1.2%	97.5%	96.5%	- 1.0%
Days on Market Until Sale	46	57	+ 23.9%	38	39	+ 2.6%
New Listings	16	25	+ 56.3%	45	52	+ 15.6%
Median List Price of New Listings	\$247,450	\$239,900	- 3.1%	\$200,000	\$259,900	+ 30.0%
Median List Price at Time of Sale	\$232,650	\$269,000	+ 15.6%	\$230,825	\$245,500	+ 6.4%
Inventory of Homes for Sale	18	28	+ 55.6%	—	—	—
Months Supply of Inventory	1.0	1.5	+ 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.

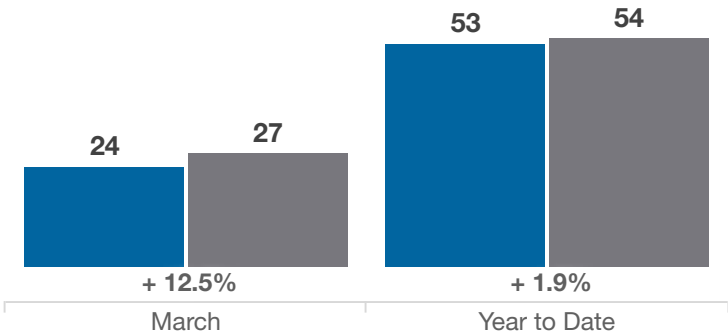
Closed Sales

■ 2024 ■ 2025



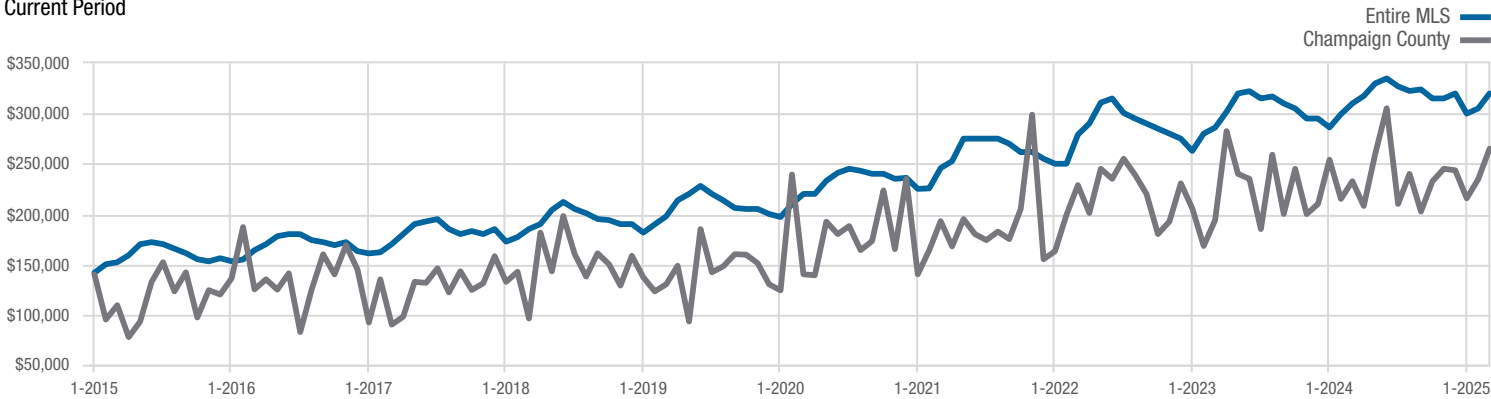
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

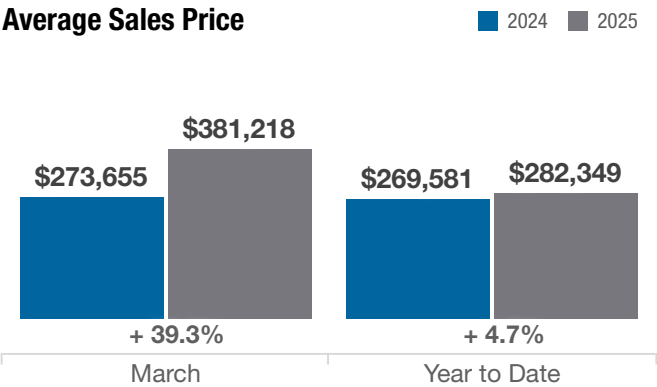
Local Market Update – March 2025

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

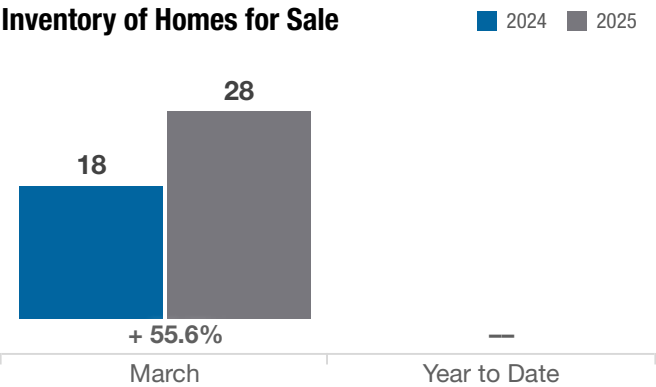


Champaign County

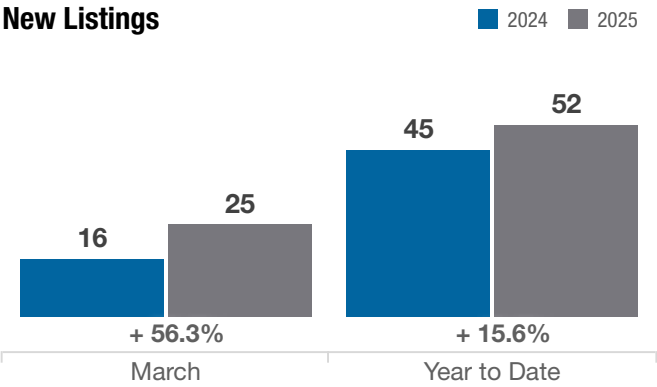
Average Sales Price



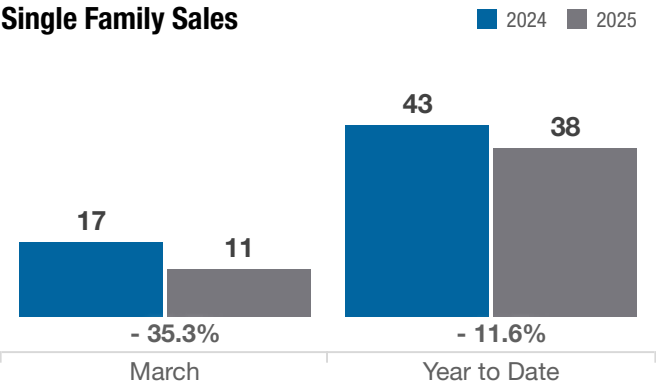
Inventory of Homes for Sale



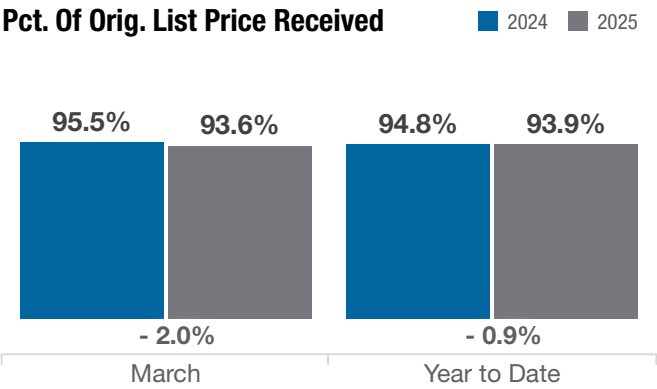
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

