

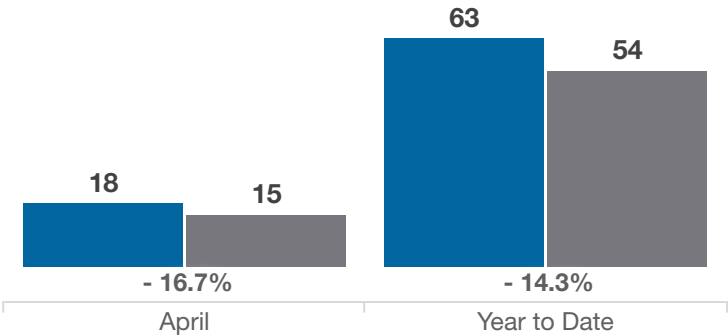
Champaign County

Key Metrics	April			Year to Date		
	2024	2025	% Change	Thru 4-2024	Thru 4-2025	% Change
Closed Sales	18	15	- 16.7%	63	54	- 14.3%
In Contracts	25	32	+ 28.0%	72	77	+ 6.9%
Average Sales Price*	\$369,853	\$264,747	- 28.4%	\$298,692	\$277,459	- 7.1%
Median Sales Price*	\$208,000	\$255,000	+ 22.6%	\$219,000	\$243,950	+ 11.4%
Average Price Per Square Foot*	\$178.86	\$168.80	- 5.6%	\$168.89	\$164.55	- 2.6%
Percent of Original List Price Received*	95.1%	93.5%	- 1.7%	94.9%	93.8%	- 1.2%
Percent of Last List Price Received*	97.5%	97.1%	- 0.4%	97.5%	96.7%	- 0.8%
Days on Market Until Sale	54	34	- 37.0%	42	38	- 9.5%
New Listings	16	24	+ 50.0%	61	76	+ 24.6%
Median List Price of New Listings	\$249,900	\$286,000	+ 14.4%	\$215,000	\$262,400	+ 22.0%
Median List Price at Time of Sale	\$202,450	\$259,900	+ 28.4%	\$220,000	\$247,700	+ 12.6%
Inventory of Homes for Sale	13	27	+ 107.7%	—	—	—
Months Supply of Inventory	0.7	1.4	+ 100.0%	—	—	—

* 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.

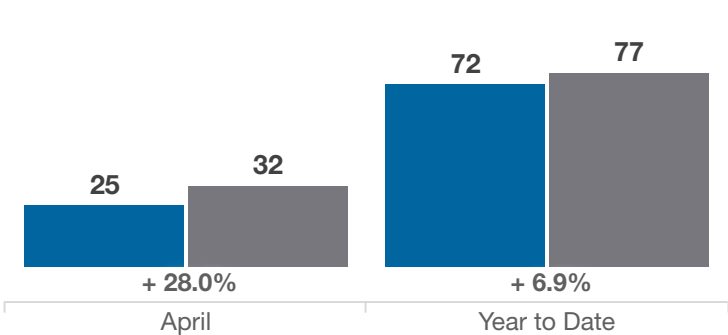
Closed Sales

■ 2024 ■ 2025



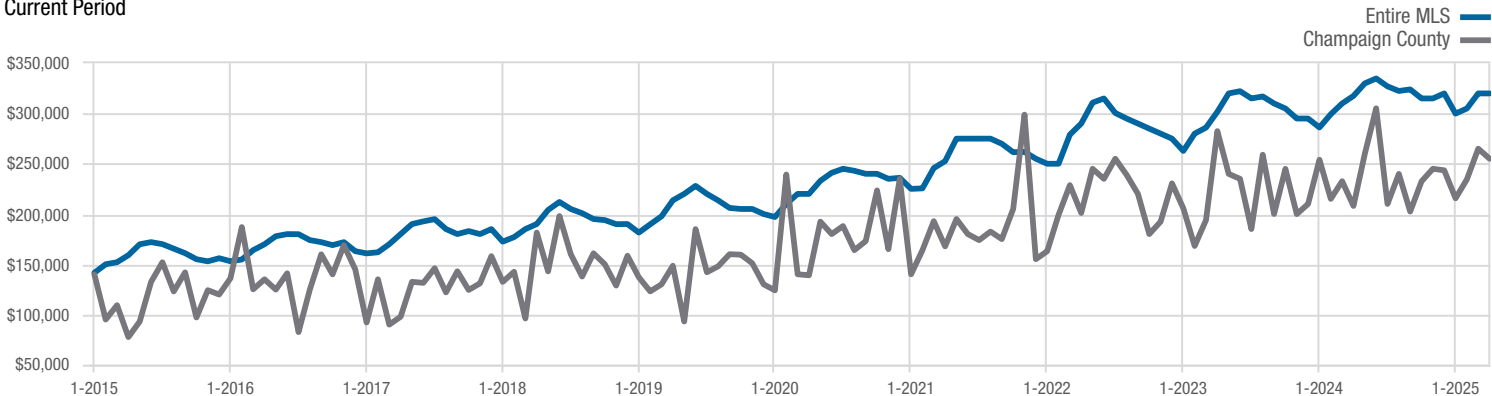
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

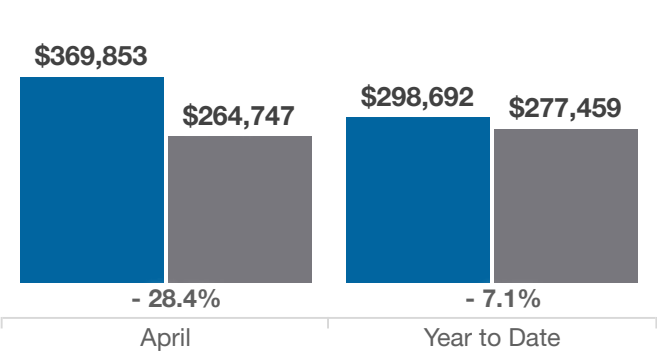
Local Market Update – April 2025

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

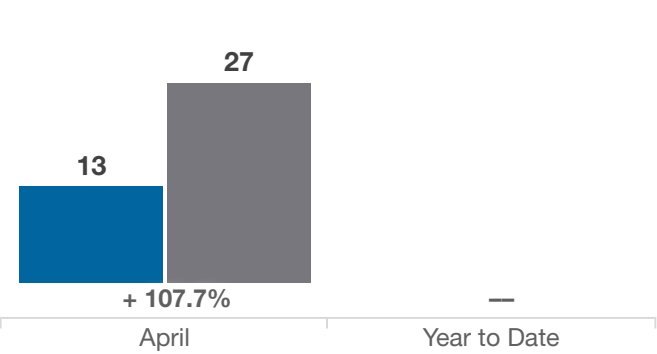


Champaign County

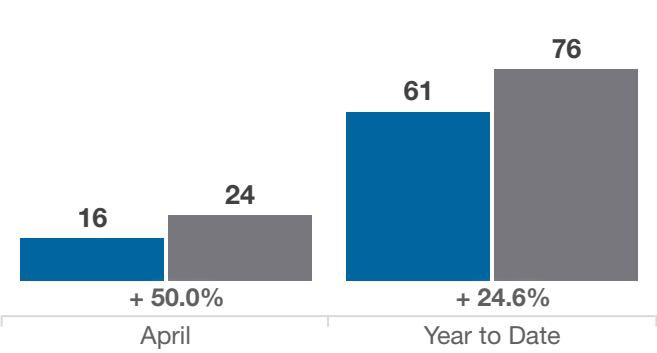
Average Sales Price



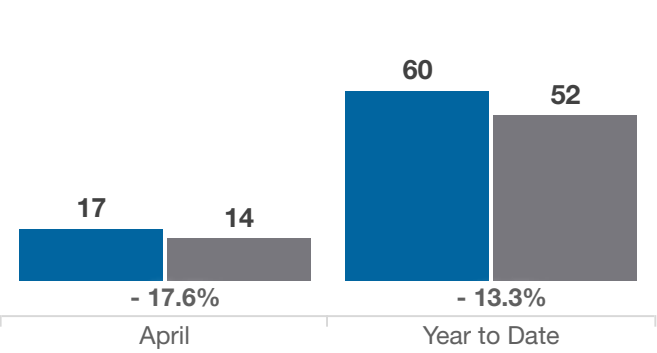
Inventory of Homes for Sale



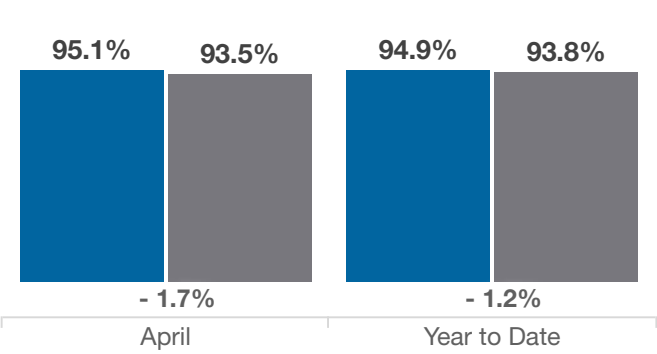
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

