

Champaign County

Key Metrics	May			Year to Date		
	2024	2025	% Change	Thru 5-2024	Thru 5-2025	% Change
Closed Sales	17	25	+ 47.1%	80	79	- 1.3%
In Contracts	19	20	+ 5.3%	86	87	+ 1.2%
Average Sales Price*	\$262,735	\$312,484	+ 18.9%	\$290,954	\$288,543	- 0.8%
Median Sales Price*	\$259,900	\$281,600	+ 8.3%	\$220,000	\$250,000	+ 13.6%
Average Price Per Square Foot*	\$138.48	\$167.56	+ 21.0%	\$162.27	\$165.52	+ 2.0%
Percent of Original List Price Received*	94.7%	97.1%	+ 2.5%	94.8%	94.8%	0.0%
Percent of Last List Price Received*	97.5%	98.7%	+ 1.2%	97.5%	97.3%	- 0.2%
Days on Market Until Sale	51	36	- 29.4%	44	37	- 15.9%
New Listings	24	23	- 4.2%	85	100	+ 17.6%
Median List Price of New Listings	\$297,450	\$279,900	- 5.9%	\$229,000	\$267,400	+ 16.8%
Median List Price at Time of Sale	\$259,900	\$289,000	+ 11.2%	\$220,000	\$269,000	+ 22.3%
Inventory of Homes for Sale	21	31	+ 47.6%	—	—	—
Months Supply of Inventory	1.2	1.7	+ 41.7%	—	—	—

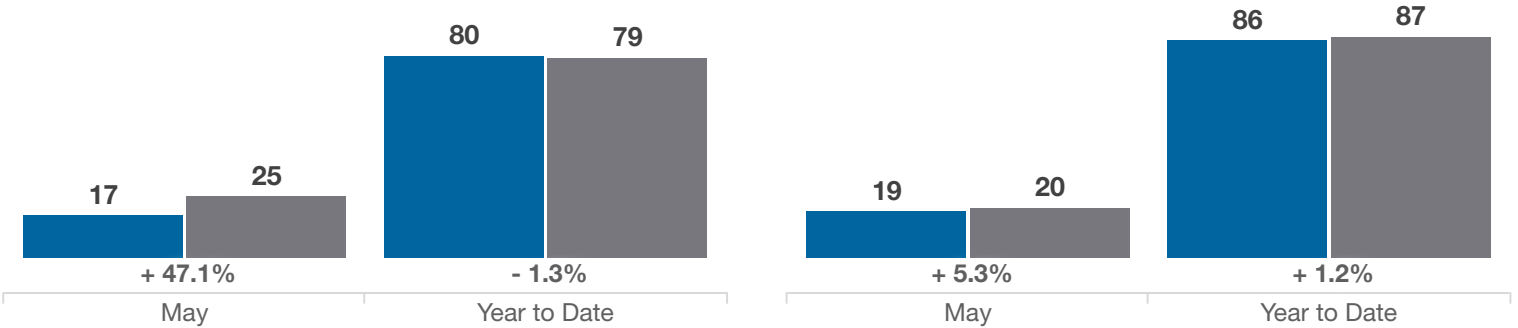
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Closed Sales

■ 2024 ■ 2025

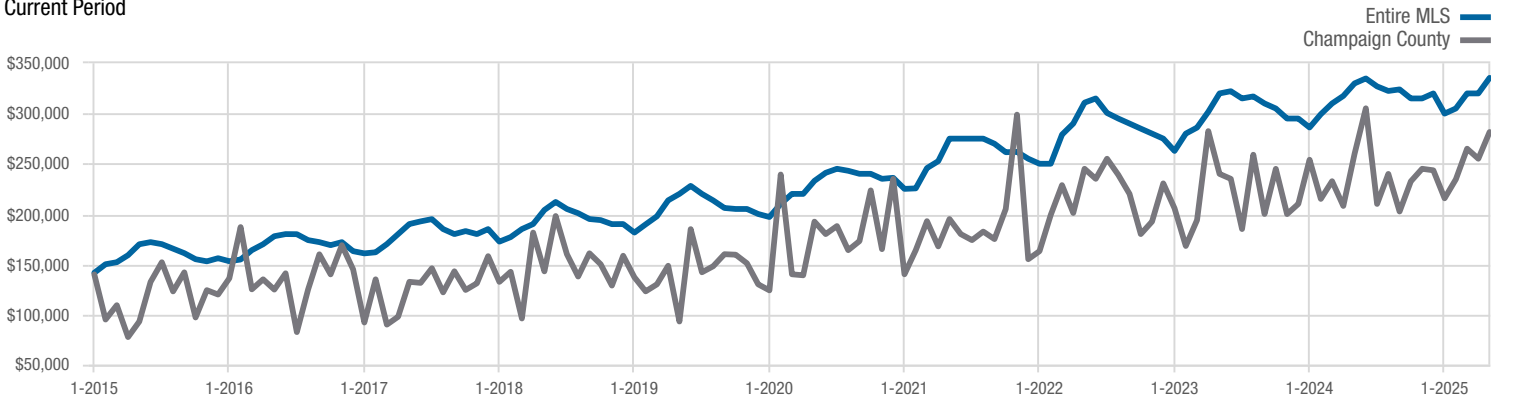
In Contracts

■ 2024 ■ 2025



Median Sales Price

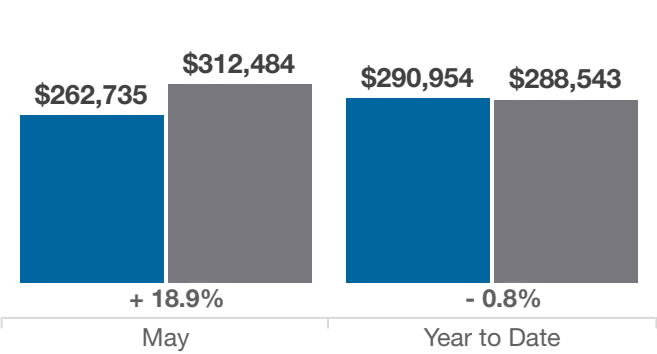
Current Period



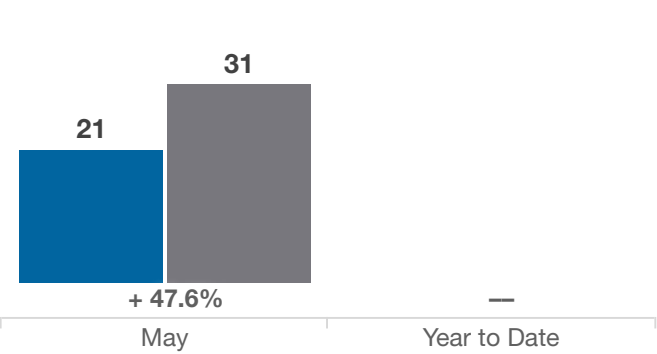
Each data point represents the median sales price in a given month.

Champaign County

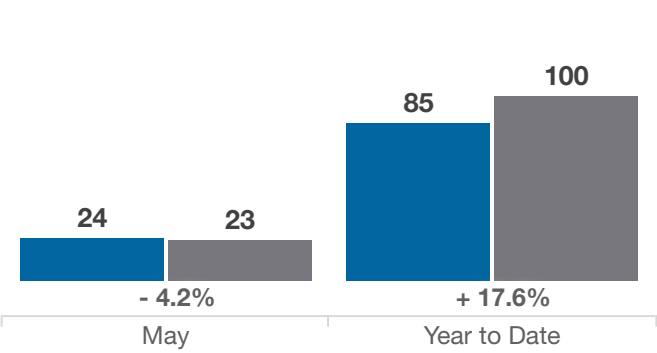
Average Sales Price



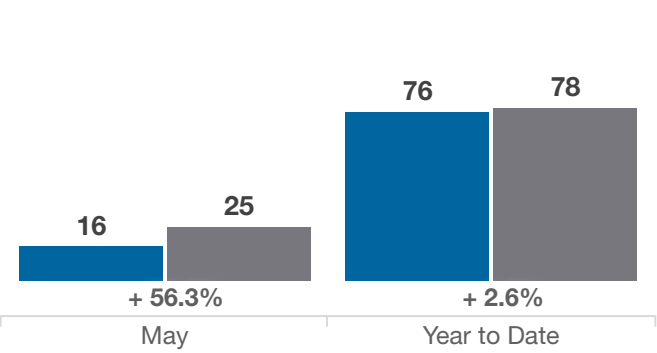
Inventory of Homes for Sale



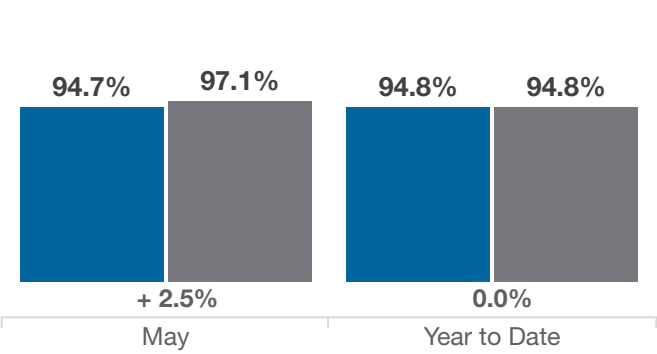
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

