

Local Market Update – August 2025

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



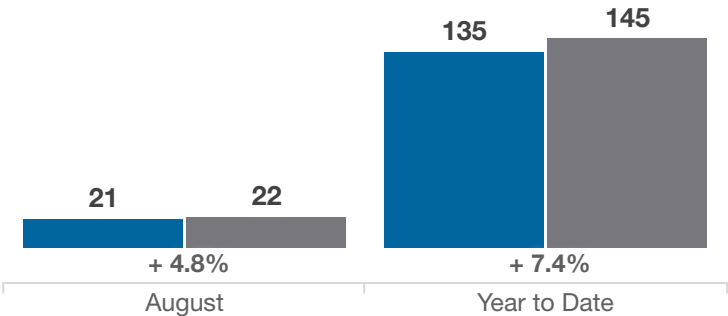
Champaign County

Key Metrics	August			Year to Date		
	2024	2025	% Change	Thru 8-2024	Thru 8-2025	% Change
Closed Sales	21	22	+ 4.8%	135	145	+ 7.4%
In Contracts	26	33	+ 26.9%	144	169	+ 17.4%
Average Sales Price*	\$263,017	\$350,214	+ 33.2%	\$288,388	\$295,456	+ 2.5%
Median Sales Price*	\$239,900	\$329,500	+ 37.3%	\$232,153	\$257,000	+ 10.7%
Average Price Per Square Foot*	\$167.78	\$162.79	- 3.0%	\$166.52	\$166.26	- 0.2%
Percent of Original List Price Received*	97.2%	96.6%	- 0.6%	95.9%	95.5%	- 0.4%
Percent of Last List Price Received*	99.8%	97.9%	- 1.9%	98.2%	97.5%	- 0.7%
Days on Market Until Sale	24	26	+ 8.3%	38	31	- 18.4%
New Listings	17	33	+ 94.1%	149	192	+ 28.9%
Median List Price of New Listings	\$229,000	\$259,900	+ 13.5%	\$220,000	\$254,950	+ 15.9%
Median List Price at Time of Sale	\$234,000	\$331,950	+ 41.9%	\$229,450	\$269,000	+ 17.2%
Inventory of Homes for Sale	20	34	+ 70.0%	—	—	—
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.

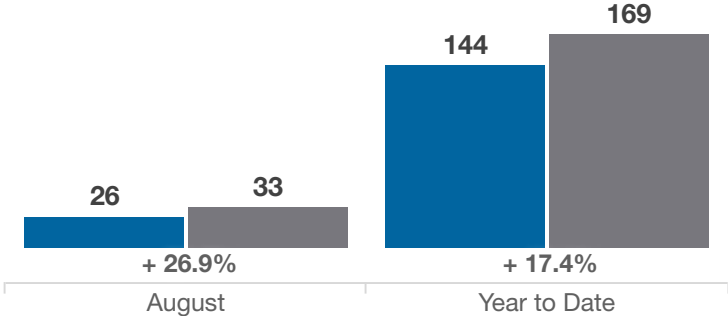
Closed Sales

■ 2024 ■ 2025



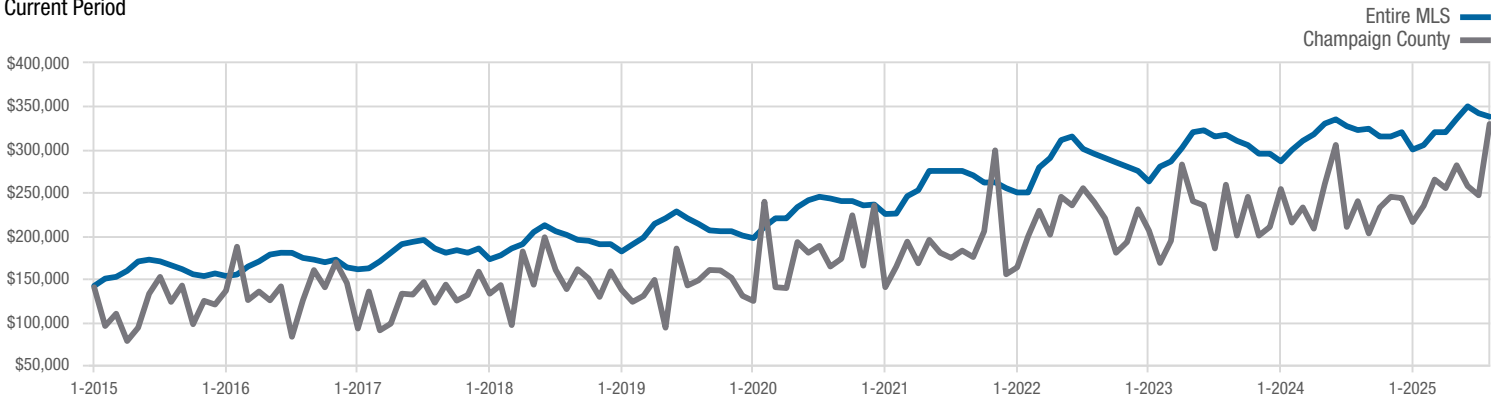
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

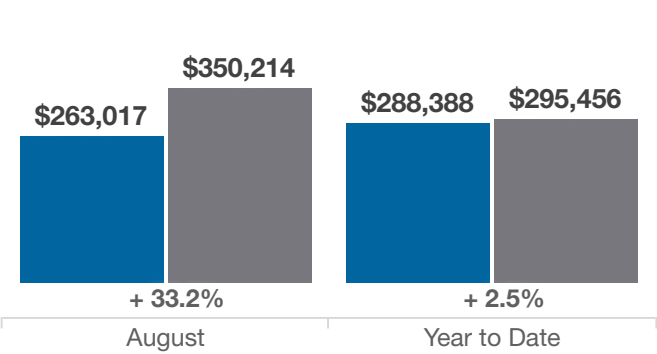
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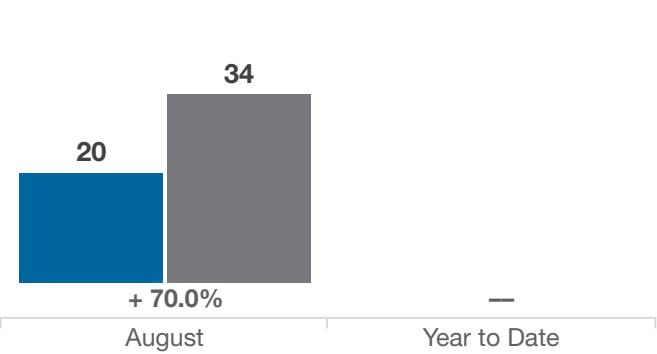


Champaign County

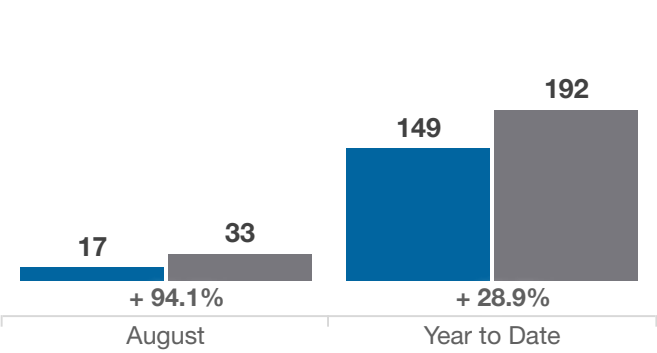
Average Sales Price



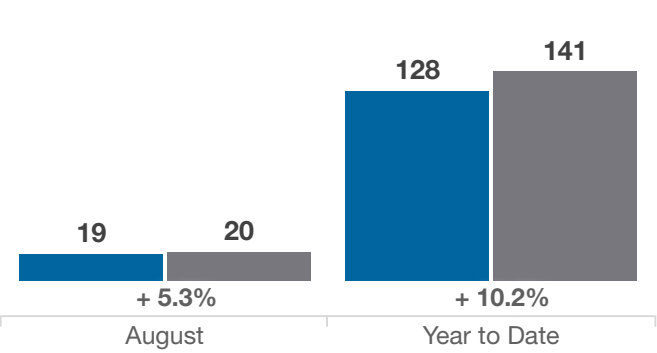
Inventory of Homes for Sale



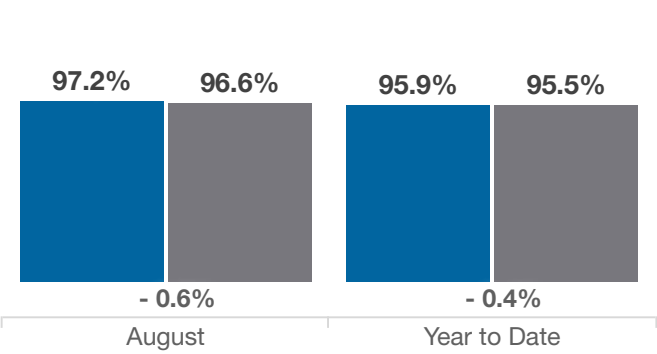
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

