

Local Market Update – September 2025

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



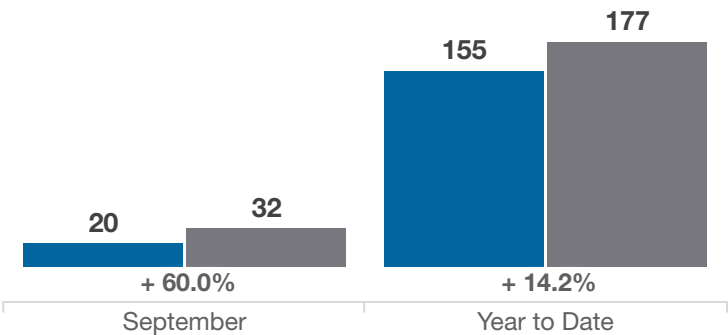
Champaign County

Key Metrics	September			Year to Date		
	2024	2025	% Change	Thru 9-2024	Thru 9-2025	% Change
Closed Sales	20	32	+ 60.0%	155	177	+ 14.2%
In Contracts	26	27	+ 3.8%	165	193	+ 17.0%
Average Sales Price*	\$260,415	\$253,881	- 2.5%	\$284,755	\$287,940	+ 1.1%
Median Sales Price*	\$202,450	\$235,000	+ 16.1%	\$231,328	\$250,000	+ 8.1%
Average Price Per Square Foot*	\$170.00	\$151.67	- 10.8%	\$166.98	\$163.56	- 2.0%
Percent of Original List Price Received*	97.4%	97.6%	+ 0.2%	96.1%	95.9%	- 0.2%
Percent of Last List Price Received*	98.9%	98.5%	- 0.4%	98.3%	97.7%	- 0.6%
Days on Market Until Sale	19	21	+ 10.5%	35	29	- 17.1%
New Listings	32	23	- 28.1%	181	215	+ 18.8%
Median List Price of New Listings	\$264,950	\$249,900	- 5.7%	\$229,900	\$250,000	+ 8.7%
Median List Price at Time of Sale	\$199,900	\$234,200	+ 17.2%	\$226,250	\$249,900	+ 10.5%
Inventory of Homes for Sale	30	27	- 10.0%	—	—	—
Months Supply of Inventory	1.8	1.3	- 27.8%	—	—	—

* 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.

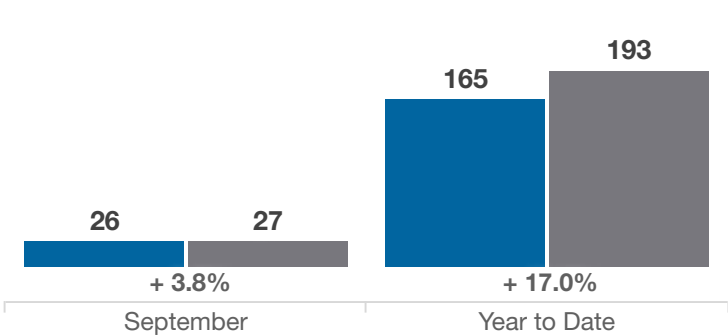
Closed Sales

■ 2024 ■ 2025



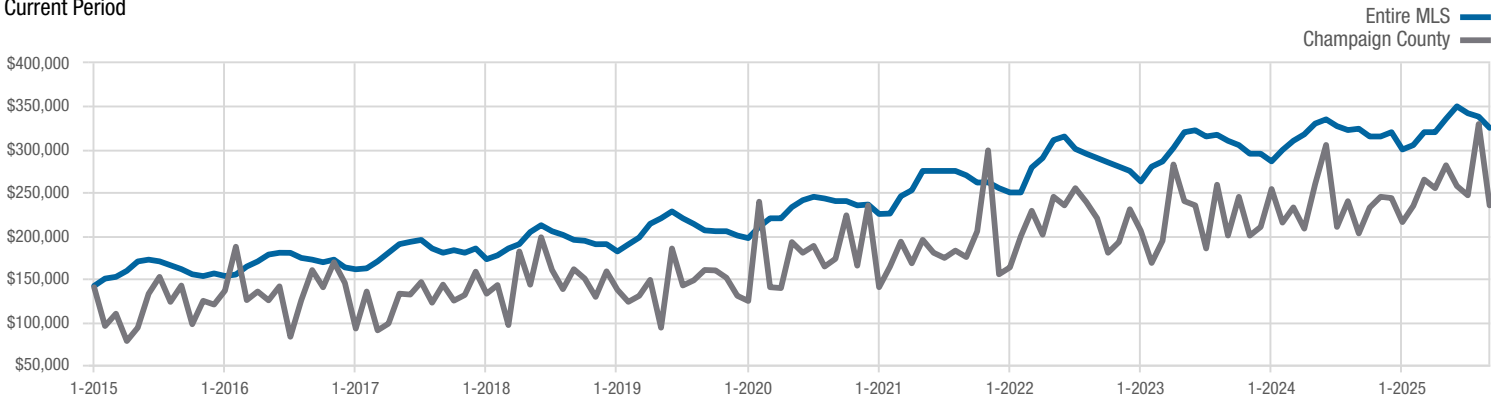
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

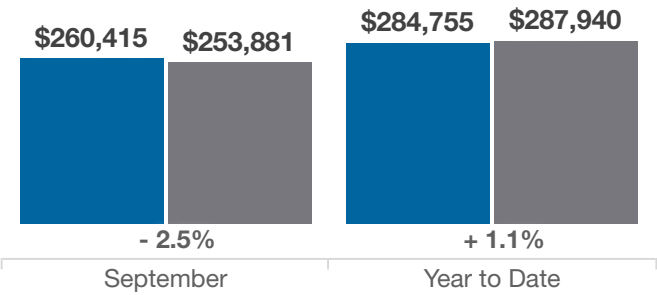
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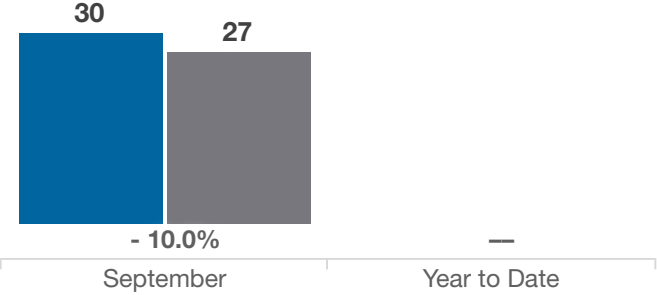


Champaign County

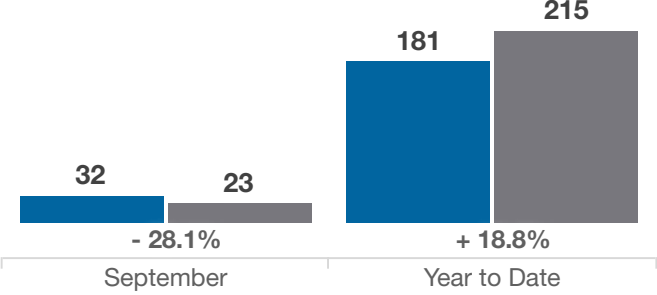
Average Sales Price 2024 2025



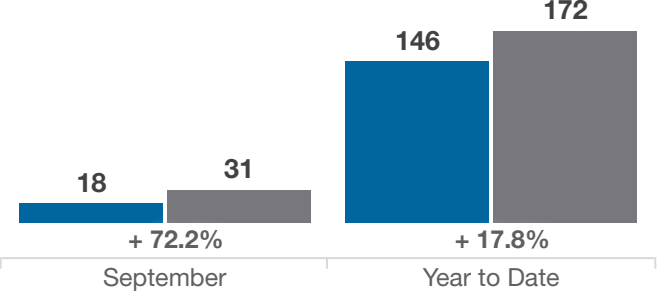
Inventory of Homes for Sale 2024 2025



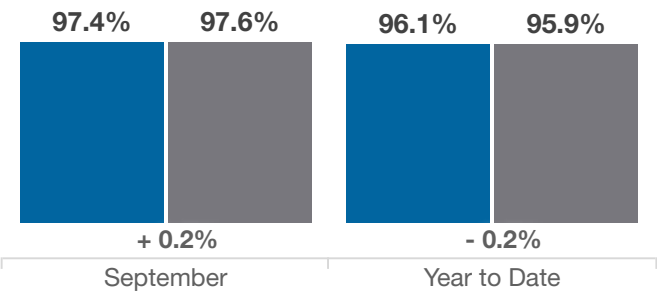
New Listings 2024 2025



Single Family Sales 2024 2025



Pct. Of Orig. List Price Received 2024 2025



Condo Sales 2024 2025

