

Local Market Update – October 2025

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



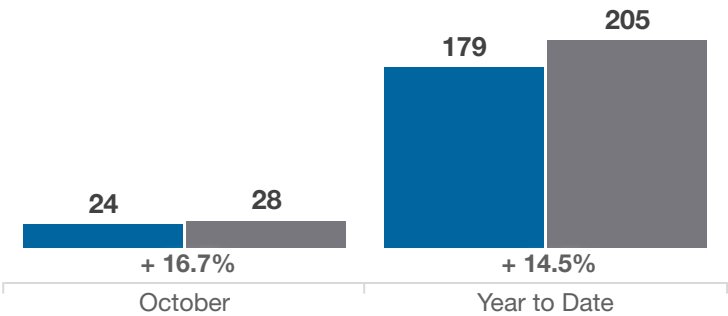
Champaign County

Key Metrics	October			Year to Date		
	2024	2025	% Change	Thru 10-2024	Thru 10-2025	% Change
Closed Sales	24	28	+ 16.7%	179	205	+ 14.5%
In Contracts	23	16	- 30.4%	184	209	+ 13.6%
Average Sales Price*	\$231,313	\$253,243	+ 9.5%	\$277,549	\$283,201	+ 2.0%
Median Sales Price*	\$232,500	\$247,000	+ 6.2%	\$231,328	\$250,000	+ 8.1%
Average Price Per Square Foot*	\$161.67	\$158.44	- 2.0%	\$166.28	\$162.85	- 2.1%
Percent of Original List Price Received*	93.9%	94.5%	+ 0.6%	95.8%	95.7%	- 0.1%
Percent of Last List Price Received*	95.0%	98.2%	+ 3.4%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	23	33	+ 43.5%	34	30	- 11.8%
New Listings	21	22	+ 4.8%	203	237	+ 16.7%
Median List Price of New Listings	\$234,900	\$255,000	+ 8.6%	\$229,900	\$250,000	+ 8.7%
Median List Price at Time of Sale	\$239,900	\$244,950	+ 2.1%	\$226,250	\$249,900	+ 10.5%
Inventory of Homes for Sale	32	33	+ 3.1%	—	—	—
Months Supply of Inventory	1.8	1.6	- 11.1%	—	—	—

* 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.

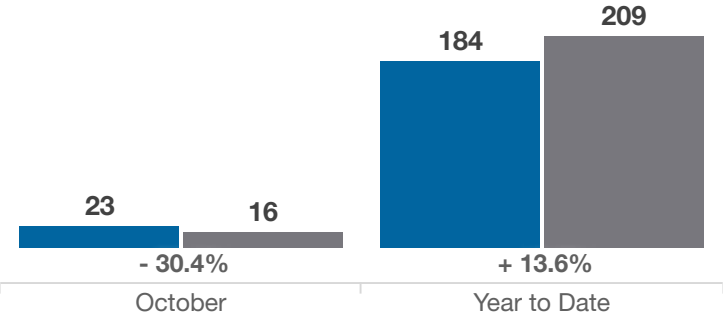
Closed Sales

■ 2024 ■ 2025



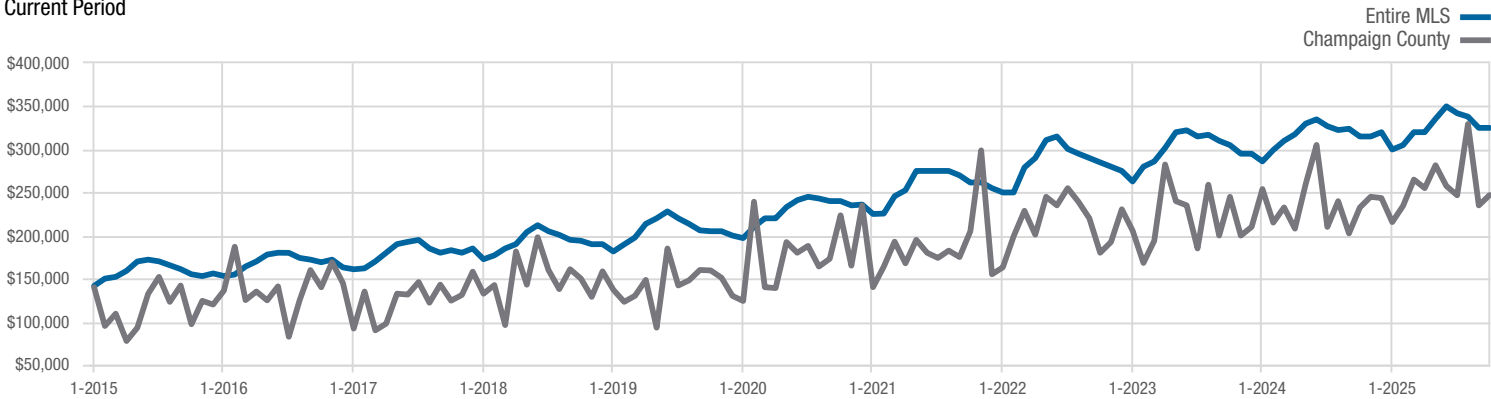
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

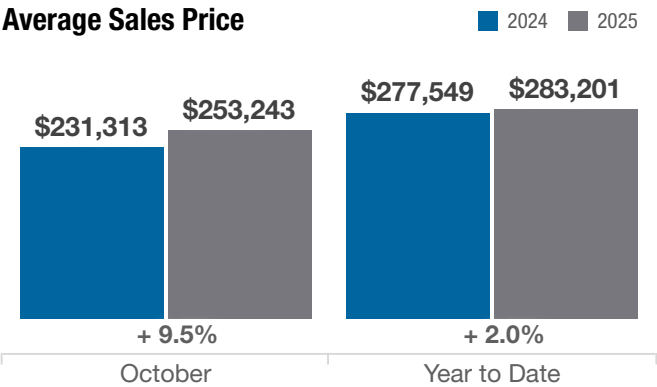
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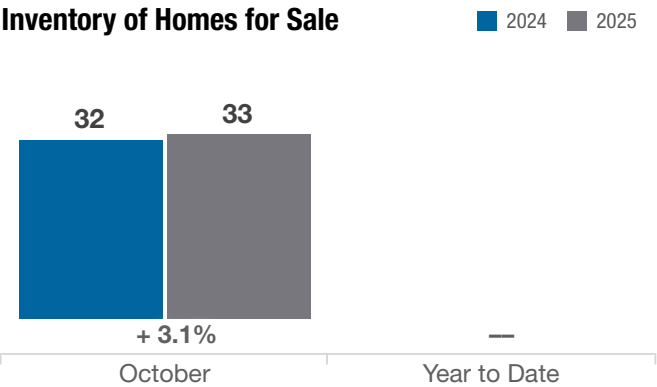


Champaign County

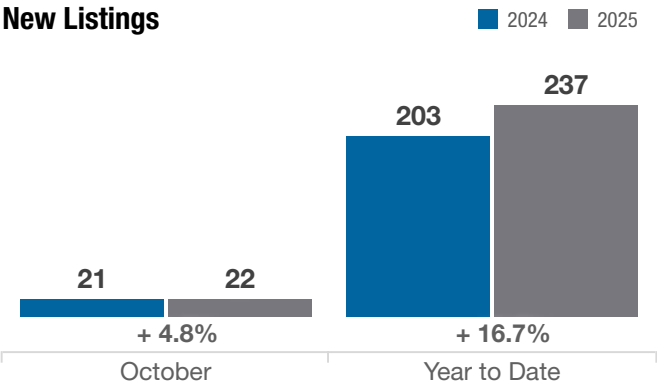
Average Sales Price



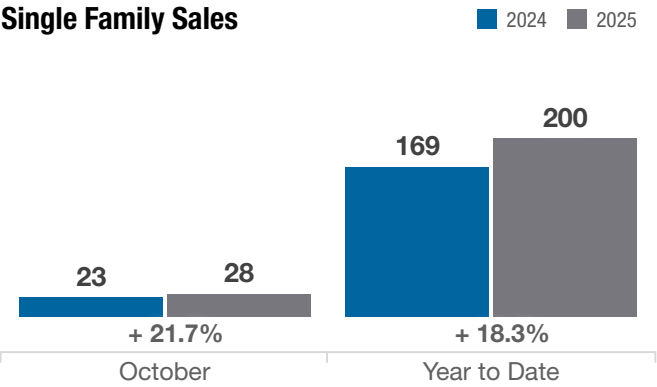
Inventory of Homes for Sale



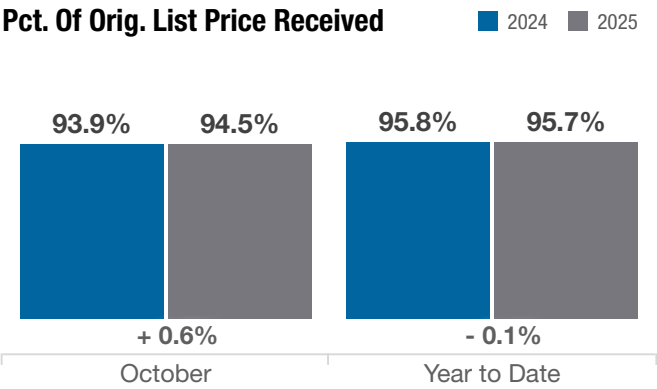
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

