

Local Market Update – November 2025

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



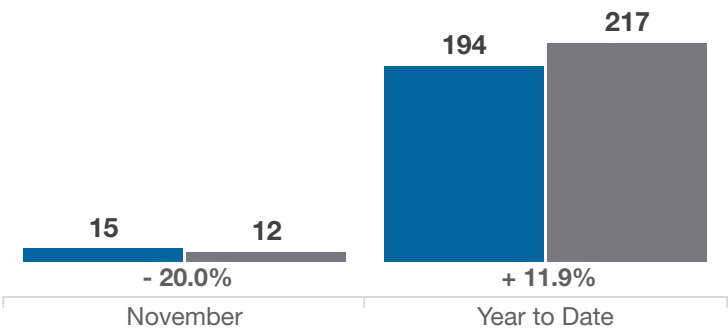
Champaign County

Key Metrics	November			Year to Date		
	2024	2025	% Change	Thru 11-2024	Thru 11-2025	% Change
Closed Sales	15	12	- 20.0%	194	217	+ 11.9%
In Contracts	20	16	- 20.0%	202	225	+ 11.4%
Average Sales Price*	\$249,613	\$305,825	+ 22.5%	\$275,378	\$284,452	+ 3.3%
Median Sales Price*	\$245,000	\$257,500	+ 5.1%	\$231,655	\$250,000	+ 7.9%
Average Price Per Square Foot*	\$166.17	\$181.80	+ 9.4%	\$166.27	\$163.92	- 1.4%
Percent of Original List Price Received*	99.0%	98.2%	- 0.8%	96.0%	95.8%	- 0.2%
Percent of Last List Price Received*	100.4%	98.9%	- 1.5%	98.1%	97.8%	- 0.3%
Days on Market Until Sale	14	24	+ 71.4%	32	29	- 9.4%
New Listings	19	24	+ 26.3%	222	263	+ 18.5%
Median List Price of New Listings	\$279,900	\$274,950	- 1.8%	\$234,450	\$250,000	+ 6.6%
Median List Price at Time of Sale	\$245,000	\$264,500	+ 8.0%	\$229,000	\$249,900	+ 9.1%
Inventory of Homes for Sale	32	34	+ 6.3%	—	—	—
Months Supply of Inventory	1.8	1.7	- 5.6%	—	—	—

* 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.

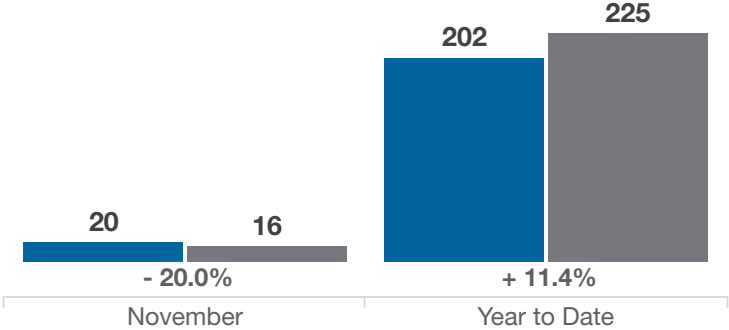
Closed Sales

■ 2024 ■ 2025



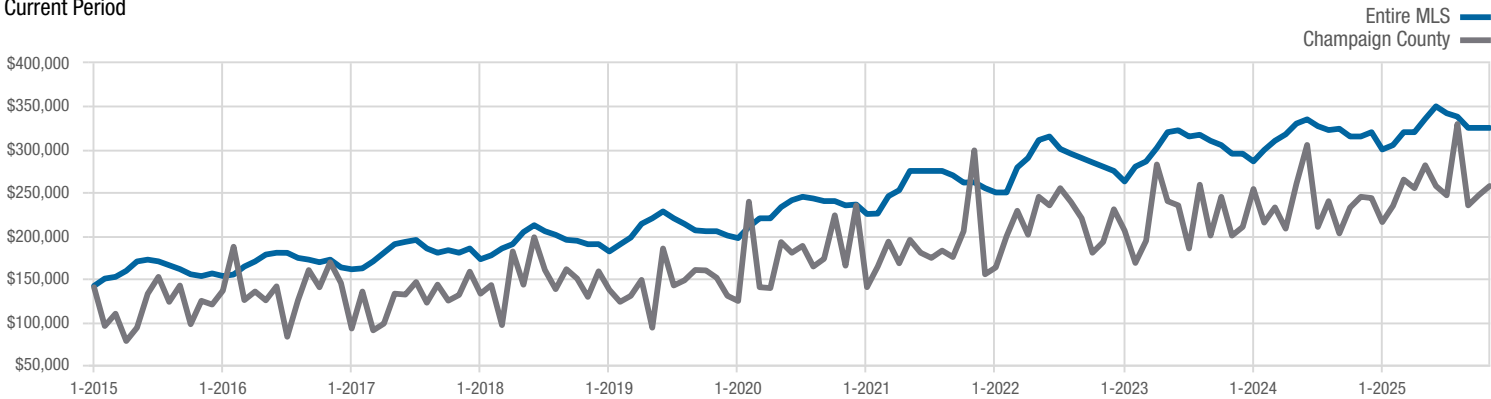
In Contracts

■ 2024 ■ 2025



Median Sales Price

Current Period



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

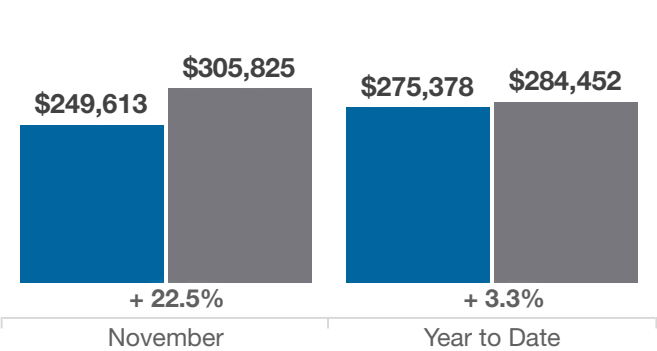
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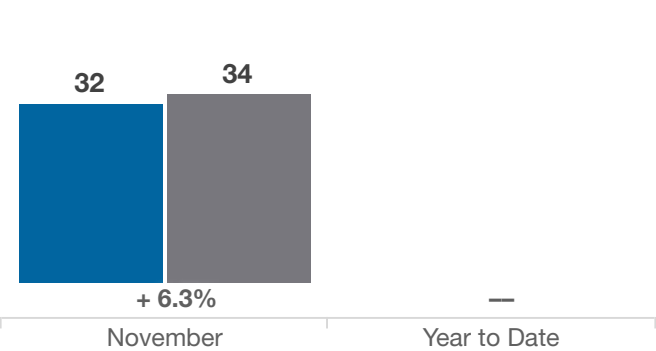


Champaign County

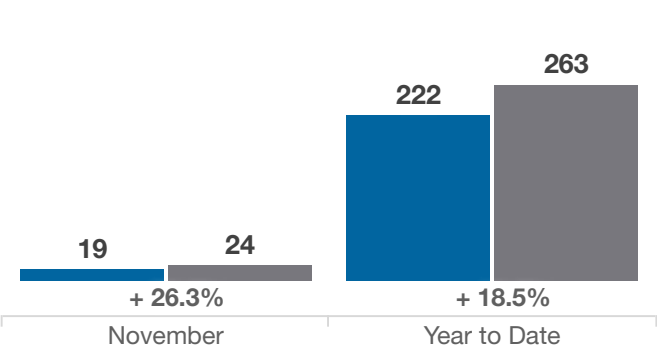
Average Sales Price



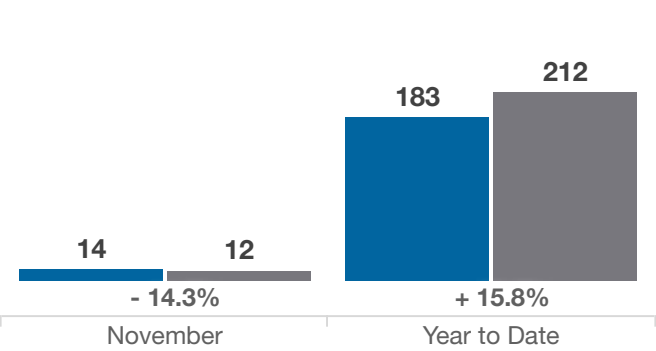
Inventory of Homes for Sale



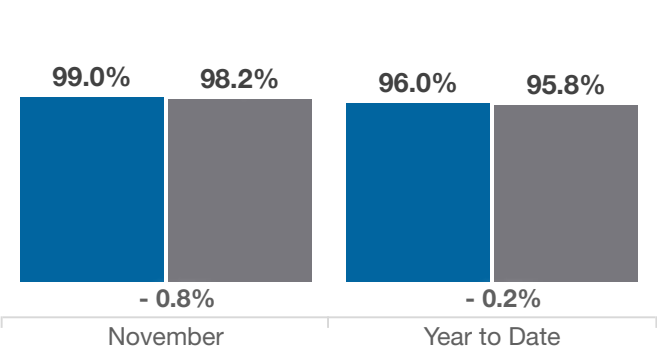
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

