

Local Market Update – December 2025

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



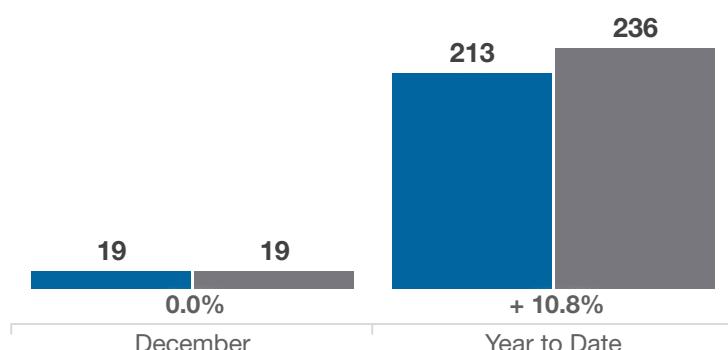
Champaign County

Key Metrics	December			Year to Date		
	2024	2025	% Change	Thru 12-2024	Thru 12-2025	% Change
Closed Sales	19	19	0.0%	213	236	+ 10.8%
In Contracts	26	13	- 50.0%	220	236	+ 7.3%
Average Sales Price*	\$299,871	\$267,016	- 11.0%	\$277,573	\$283,048	+ 2.0%
Median Sales Price*	\$243,500	\$237,000	- 2.7%	\$234,950	\$250,000	+ 6.4%
Average Price Per Square Foot*	\$159.34	\$167.02	+ 4.8%	\$165.64	\$164.17	- 0.9%
Percent of Original List Price Received*	93.9%	94.5%	+ 0.6%	95.8%	95.7%	- 0.1%
Percent of Last List Price Received*	97.9%	97.5%	- 0.4%	98.0%	97.8%	- 0.2%
Days on Market Until Sale	36	37	+ 2.8%	33	30	- 9.1%
New Listings	18	16	- 11.1%	240	279	+ 16.3%
Median List Price of New Listings	\$264,500	\$232,400	- 12.1%	\$234,900	\$250,000	+ 6.4%
Median List Price at Time of Sale	\$245,000	\$245,000	0.0%	\$233,325	\$249,900	+ 7.1%
Inventory of Homes for Sale	29	31	+ 6.9%	—	—	—
Months Supply of Inventory	1.6	1.6	0.0%	—	—	—

* 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.

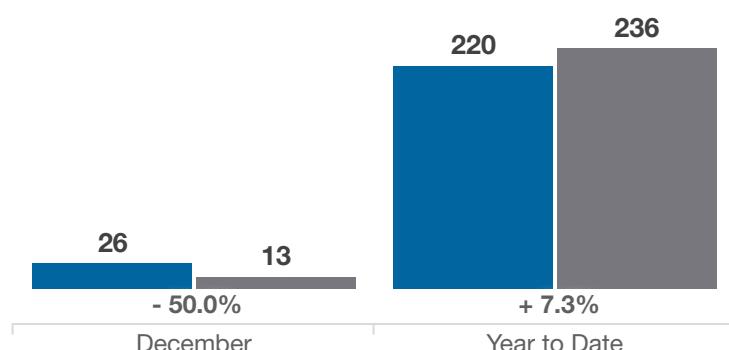
Closed Sales

■ 2024 ■ 2025



In Contracts

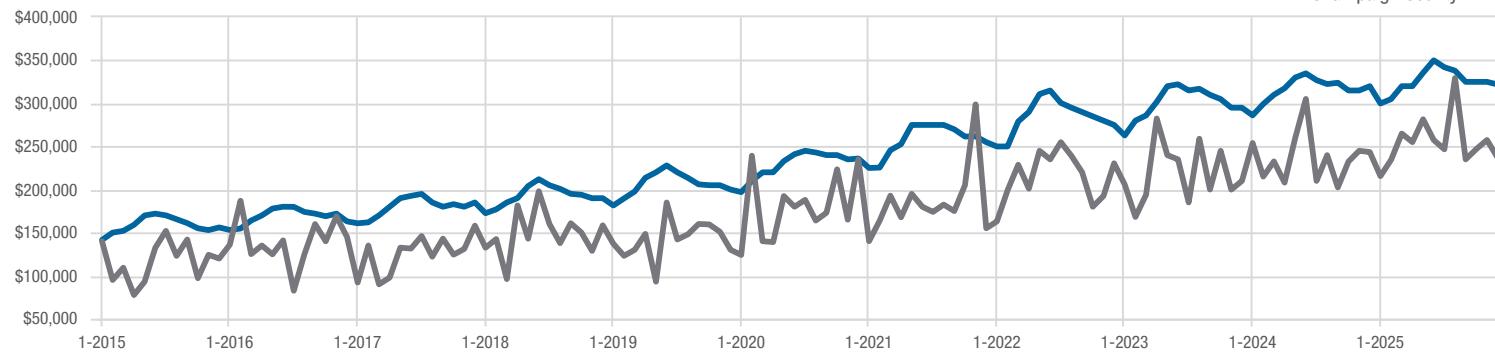
■ 2024 ■ 2025



Median Sales Price

Current Period

Entire MLS —
Champaign County —



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

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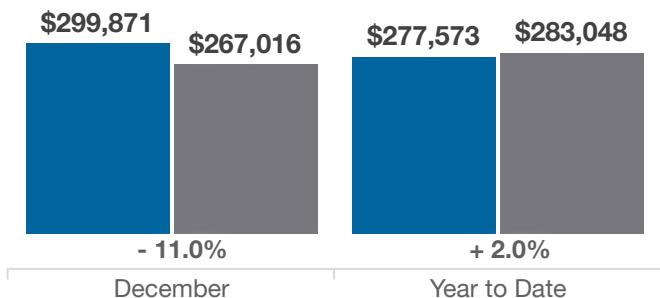
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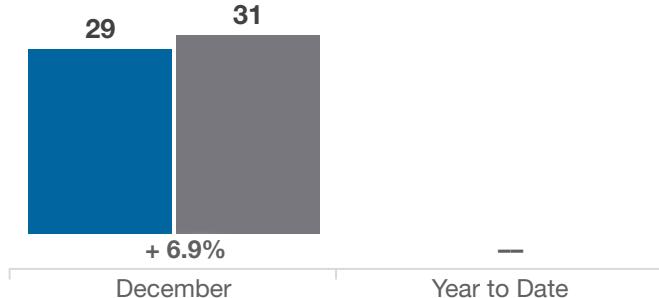
Average Sales Price

■ 2024 ■ 2025



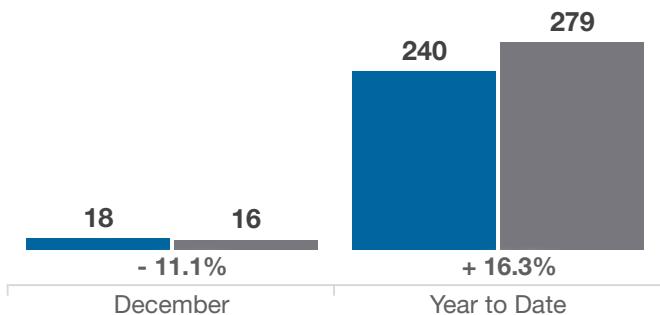
Inventory of Homes for Sale

■ 2024 ■ 2025



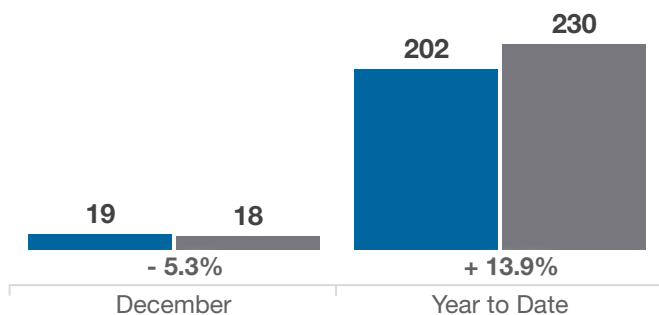
New Listings

■ 2024 ■ 2025



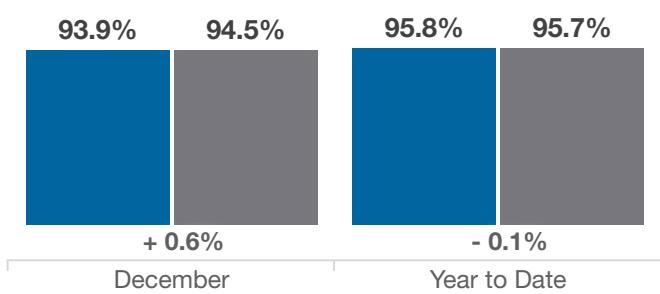
Single Family Sales

■ 2024 ■ 2025



Pct. Of Orig. List Price Received

■ 2024 ■ 2025



Condo Sales

■ 2024 ■ 2025

