

Local Market Update – February 2026

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



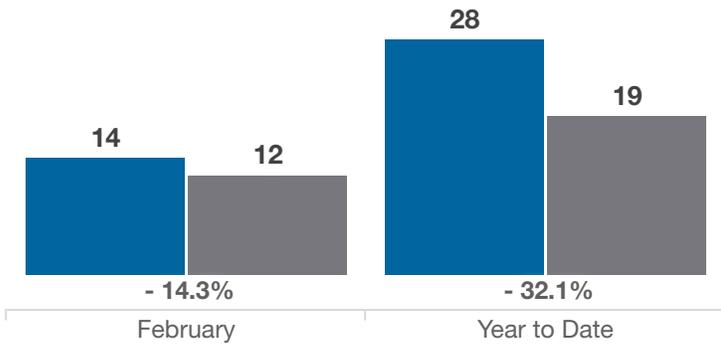
Champaign County

| Key Metrics | February | | | Year to Date | | |
|--|-----------|-----------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 2-2025 | Thru 2-2026 | % Change |
| Closed Sales | 14 | 12 | - 14.3% | 28 | 19 | - 32.1% |
| In Contracts | 18 | 18 | 0.0% | 32 | 30 | - 6.3% |
| Average Sales Price* | \$250,264 | \$269,817 | + 7.8% | \$243,507 | \$281,511 | + 15.6% |
| Median Sales Price* | \$234,500 | \$211,000 | - 10.0% | \$219,000 | \$220,436 | + 0.7% |
| Average Price Per Square Foot* | \$156.32 | \$159.88 | + 2.3% | \$163.44 | \$172.25 | + 5.4% |
| Percent of Original List Price Received* | 93.5% | 94.8% | + 1.4% | 94.0% | 94.4% | + 0.4% |
| Percent of Last List Price Received* | 95.3% | 99.0% | + 3.9% | 96.4% | 98.3% | + 2.0% |
| Days on Market Until Sale | 32 | 38 | + 18.8% | 32 | 39 | + 21.9% |
| New Listings | 8 | 19 | + 137.5% | 26 | 37 | + 42.3% |
| Median List Price of New Listings | \$332,450 | \$265,000 | - 20.3% | \$279,450 | \$265,000 | - 5.2% |
| Median List Price at Time of Sale | \$262,450 | \$214,900 | - 18.1% | \$229,900 | \$229,900 | 0.0% |
| Inventory of Homes for Sale | 23 | 32 | + 39.1% | — | — | — |
| Months Supply of Inventory | 1.3 | 1.6 | + 23.1% | — | — | — |

* 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.

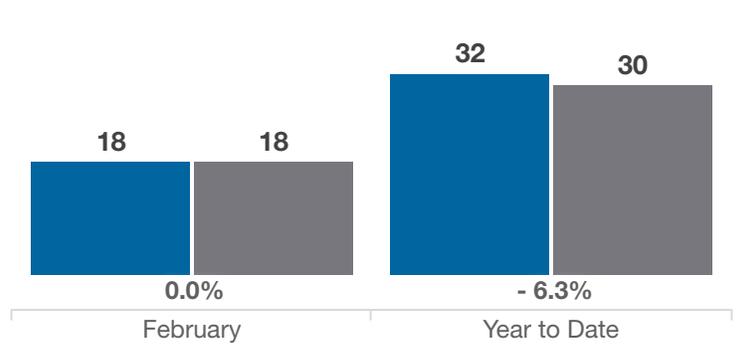
Closed Sales

■ 2025 ■ 2026



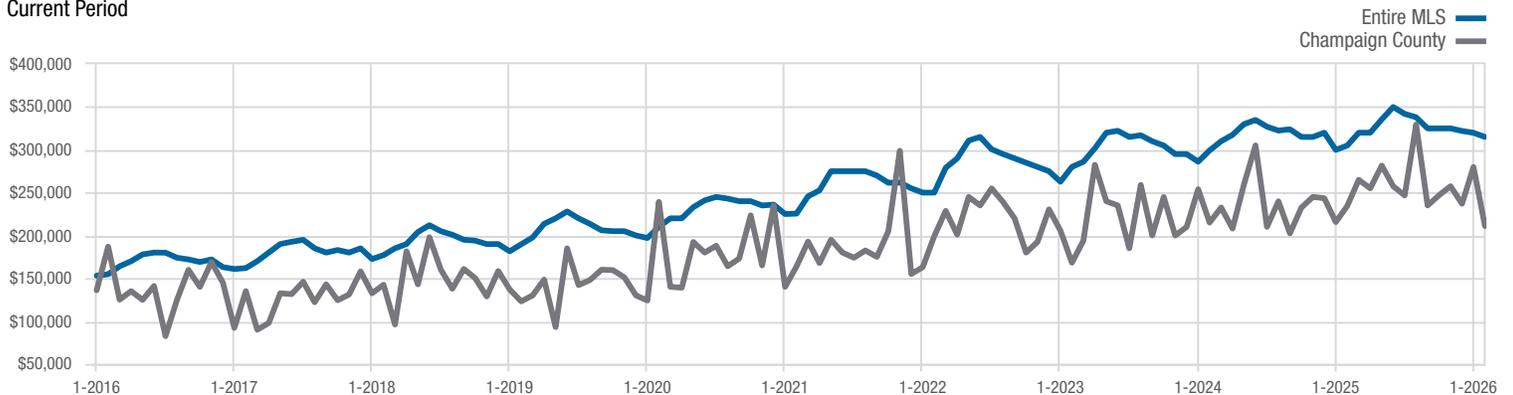
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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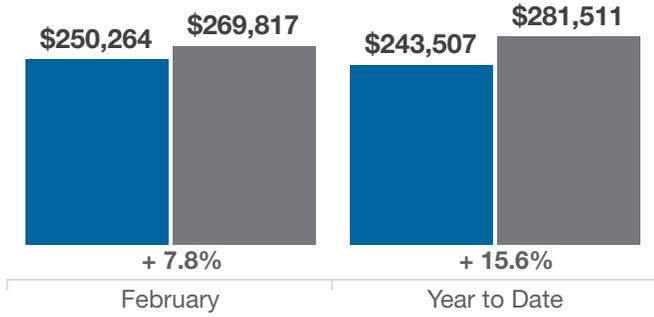
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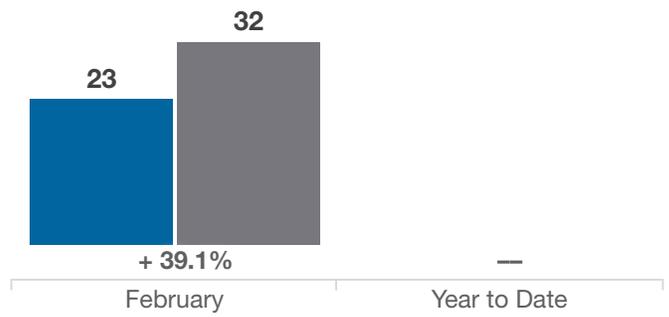
Average Sales Price

■ 2025 ■ 2026



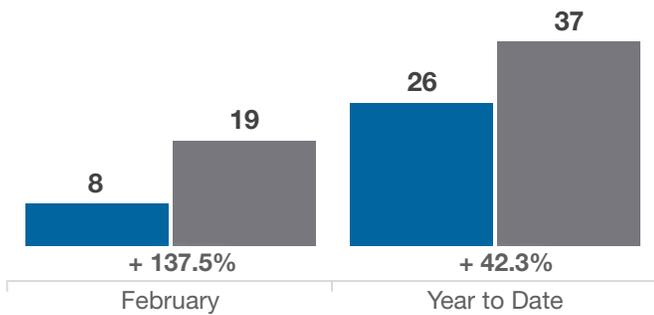
Inventory of Homes for Sale

■ 2025 ■ 2026



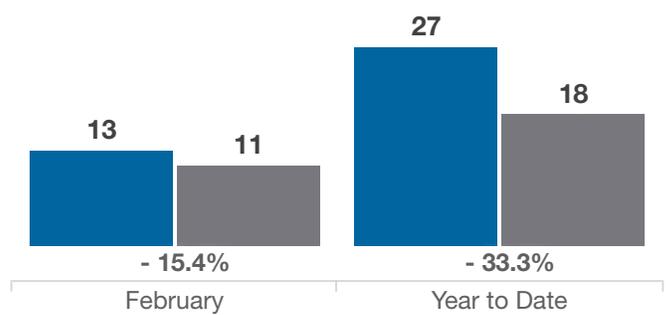
New Listings

■ 2025 ■ 2026



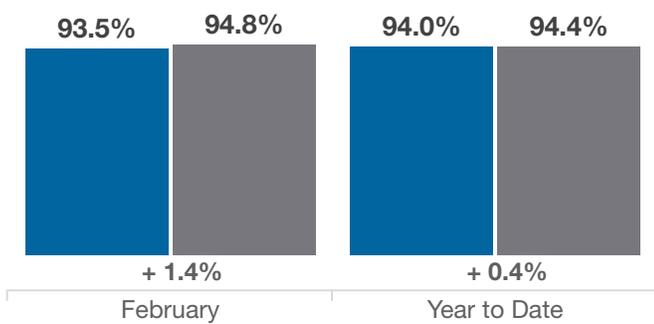
Single Family Sales

■ 2025 ■ 2026



Pct. Of Orig. List Price Received

■ 2025 ■ 2026



Condo Sales

■ 2025 ■ 2026

