

# Local Market Update – April 2026

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



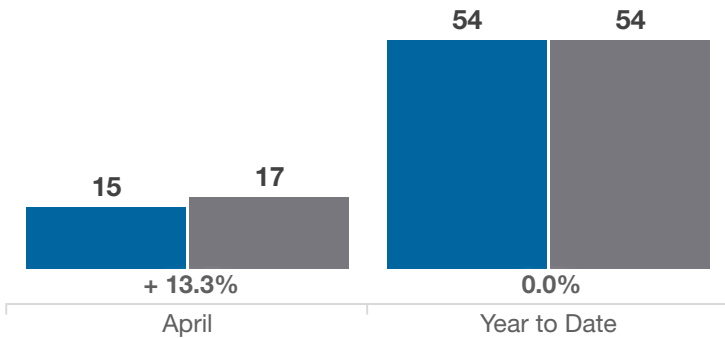
## Champaign County

Key Metrics	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Closed Sales	15	17	+ 13.3%	54	54	0.0%
In Contracts	32	16	- 50.0%	77	65	- 15.6%
Average Sales Price*	\$264,747	\$353,788	+ 33.6%	\$277,459	\$299,676	+ 8.0%
Median Sales Price*	\$255,000	\$290,000	+ 13.7%	\$243,950	\$274,700	+ 12.6%
Average Price Per Square Foot*	\$168.80	\$189.30	+ 12.1%	\$164.55	\$171.39	+ 4.2%
Percent of Original List Price Received*	93.5%	96.1%	+ 2.8%	93.8%	95.1%	+ 1.4%
Percent of Last List Price Received*	97.1%	98.6%	+ 1.5%	96.7%	98.0%	+ 1.3%
Days on Market Until Sale	34	30	- 11.8%	38	36	- 5.3%
New Listings	24	22	- 8.3%	76	76	0.0%
Median List Price of New Listings	\$286,000	\$277,450	- 3.0%	\$262,400	\$276,000	+ 5.2%
Median List Price at Time of Sale	\$259,900	\$289,900	+ 11.5%	\$247,700	\$278,450	+ 12.4%
Inventory of Homes for Sale	27	30	+ 11.1%	—	—	—
Months Supply of Inventory	1.4	1.6	+ 14.3%	—	—	—

\* 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.

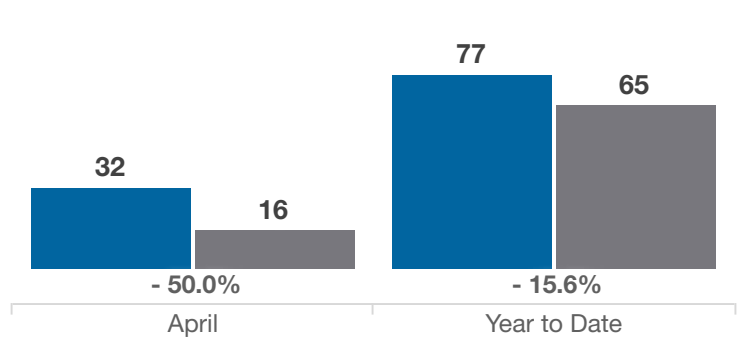
### Closed Sales

■ 2025 ■ 2026



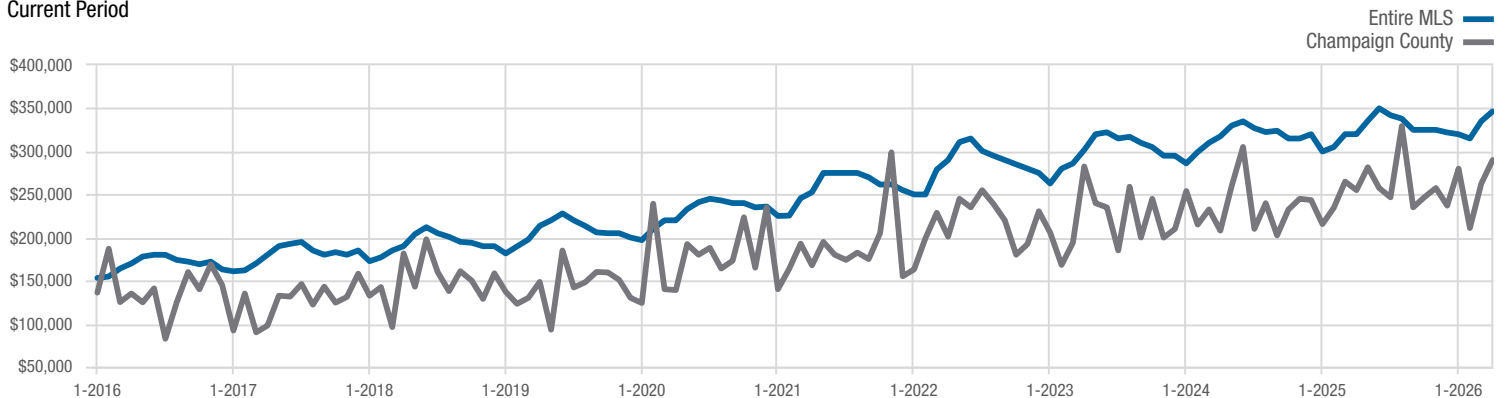
### In Contracts

■ 2025 ■ 2026



### Median Sales Price

Current Period



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

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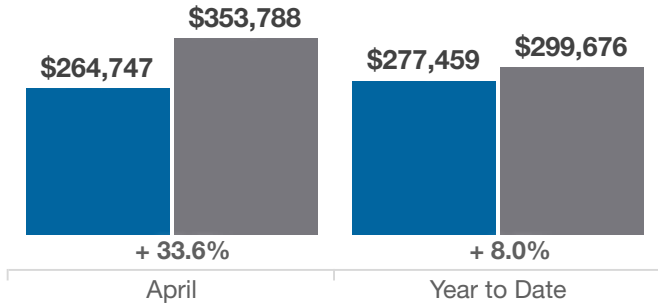
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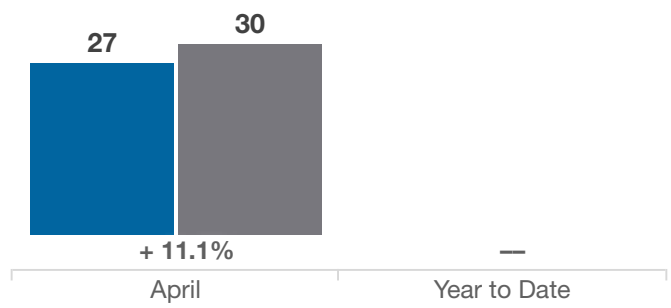
### Average Sales Price

■ 2025 ■ 2026



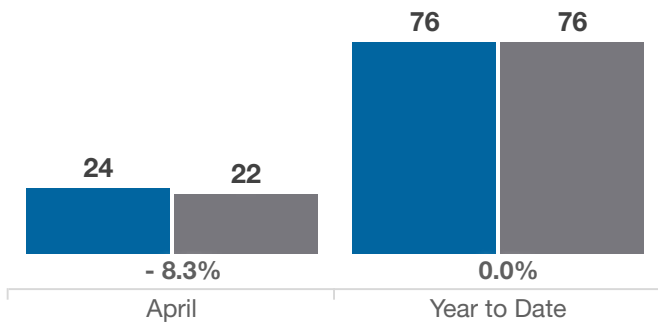
### Inventory of Homes for Sale

■ 2025 ■ 2026



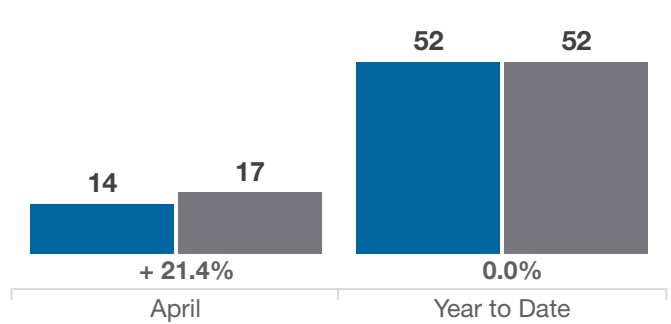
### New Listings

■ 2025 ■ 2026



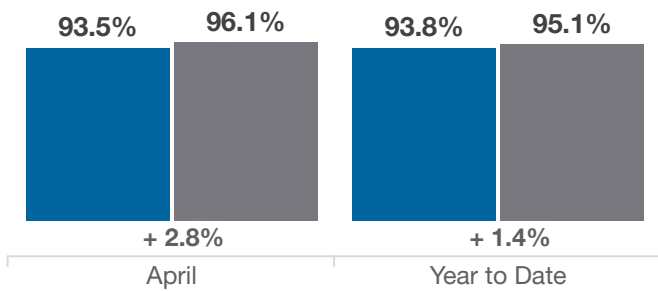
### Single Family Sales

■ 2025 ■ 2026



### Pct. Of Orig. List Price Received

■ 2025 ■ 2026



### Condo Sales

■ 2025 ■ 2026

