

Local Market Update – May 2026

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



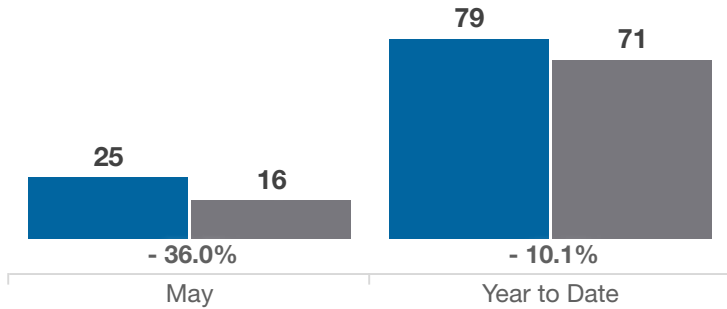
Champaign County

Key Metrics	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Closed Sales	25	16	- 36.0%	79	71	- 10.1%
In Contracts	20	21	+ 5.0%	87	86	- 1.1%
Average Sales Price*	\$312,484	\$298,953	- 4.3%	\$288,543	\$297,126	+ 3.0%
Median Sales Price*	\$281,600	\$290,000	+ 3.0%	\$250,000	\$280,000	+ 12.0%
Average Price Per Square Foot*	\$167.56	\$168.80	+ 0.7%	\$165.52	\$170.43	+ 3.0%
Percent of Original List Price Received*	97.1%	95.2%	- 2.0%	94.8%	95.1%	+ 0.3%
Percent of Last List Price Received*	98.7%	98.5%	- 0.2%	97.3%	98.1%	+ 0.8%
Days on Market Until Sale	36	49	+ 36.1%	37	39	+ 5.4%
New Listings	23	27	+ 17.4%	100	103	+ 3.0%
Median List Price of New Listings	\$279,900	\$274,900	- 1.8%	\$267,400	\$275,000	+ 2.8%
Median List Price at Time of Sale	\$289,000	\$299,900	+ 3.8%	\$269,000	\$279,900	+ 4.1%
Inventory of Homes for Sale	31	33	+ 6.5%	—	—	—
Months Supply of Inventory	1.7	1.7	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.

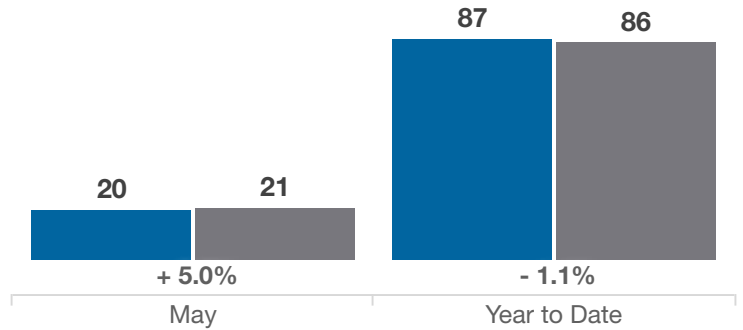
Closed Sales

■ 2025 ■ 2026



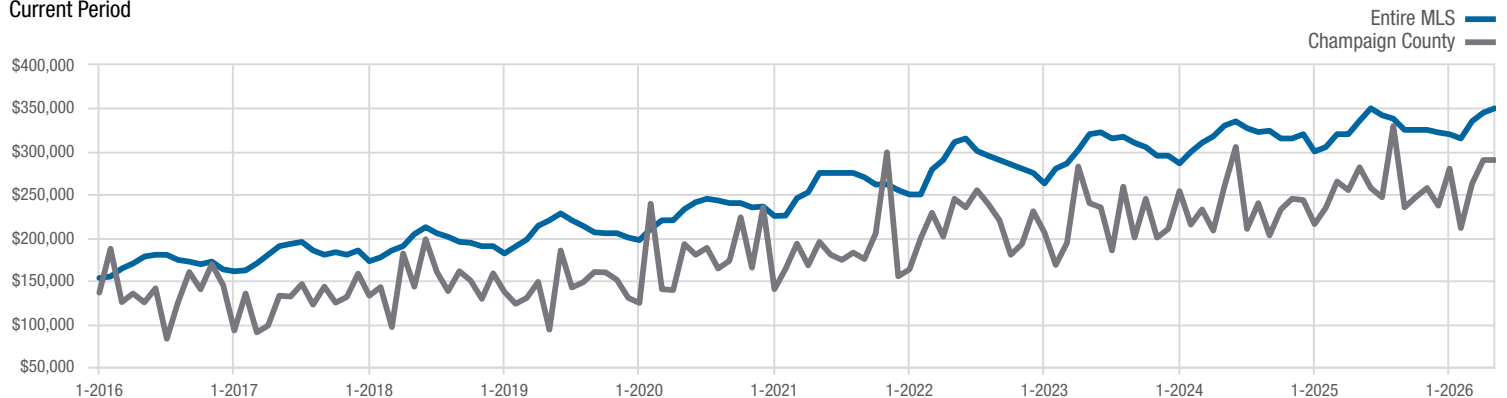
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

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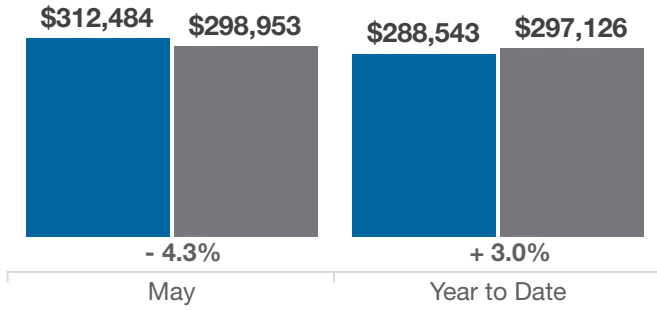
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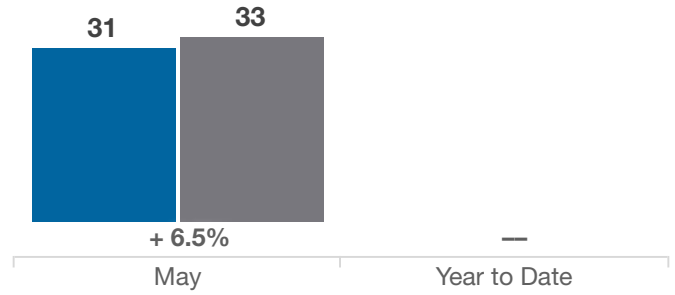
Average Sales Price

■ 2025 ■ 2026



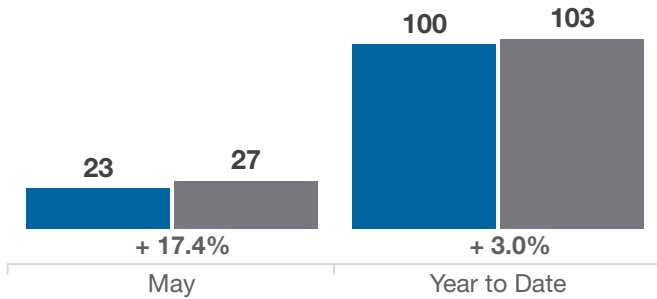
Inventory of Homes for Sale

■ 2025 ■ 2026



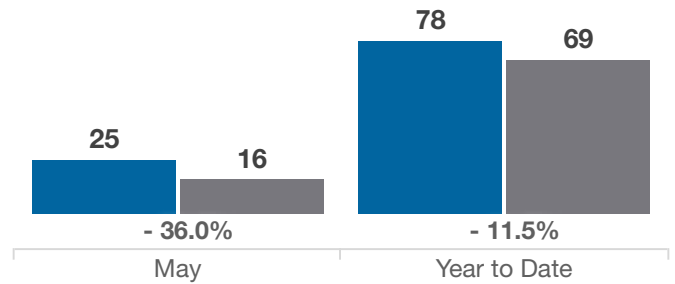
New Listings

■ 2025 ■ 2026



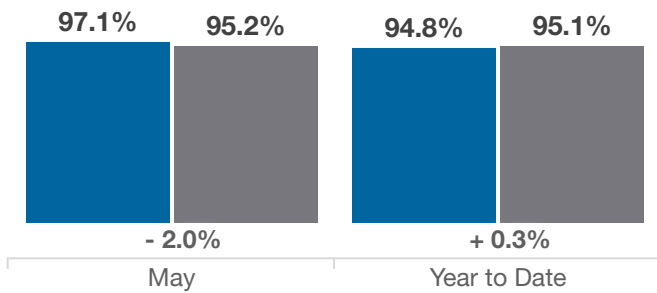
Single Family Sales

■ 2025 ■ 2026



Pct. Of Orig. List Price Received

■ 2025 ■ 2026



Condo Sales

■ 2025 ■ 2026

