

Local Market Update – August 2026

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



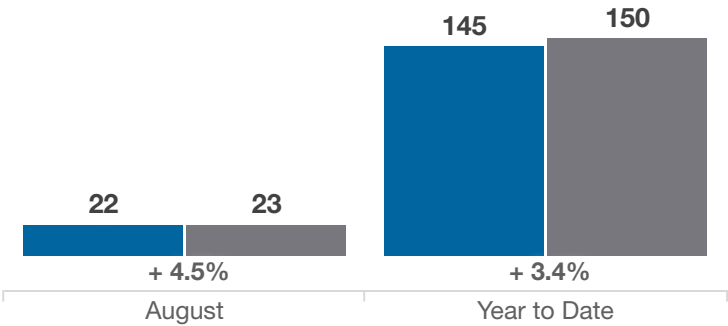
Champaign County

Key Metrics	August			Year to Date		
	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
Closed Sales	22	23	+ 4.5%	145	150	+ 3.4%
In Contracts	33	20	- 39.4%	169	160	- 5.3%
Average Sales Price*	\$350,214	\$291,171	- 16.9%	\$295,456	\$294,691	- 0.3%
Median Sales Price*	\$329,500	\$280,000	- 15.0%	\$257,000	\$276,900	+ 7.7%
Average Price Per Square Foot*	\$162.79	\$185.62	+ 14.0%	\$166.26	\$177.76	+ 6.9%
Percent of Original List Price Received*	96.6%	97.5%	+ 0.9%	95.5%	96.1%	+ 0.6%
Percent of Last List Price Received*	97.9%	99.2%	+ 1.3%	97.5%	98.7%	+ 1.2%
Days on Market Until Sale	26	26	0.0%	31	32	+ 3.2%
New Listings	33	21	- 36.4%	192	183	- 4.7%
Median List Price of New Listings	\$259,900	\$319,900	+ 23.1%	\$254,950	\$280,000	+ 9.8%
Median List Price at Time of Sale	\$331,950	\$280,000	- 15.6%	\$269,000	\$277,000	+ 3.0%
Inventory of Homes for Sale	34	33	- 2.9%	—	—	—
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.

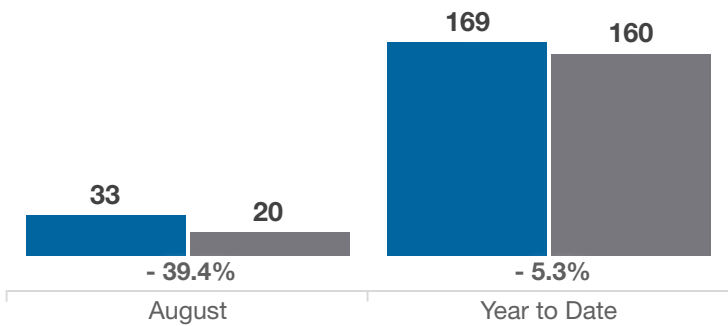
Closed Sales

■ 2025 ■ 2026



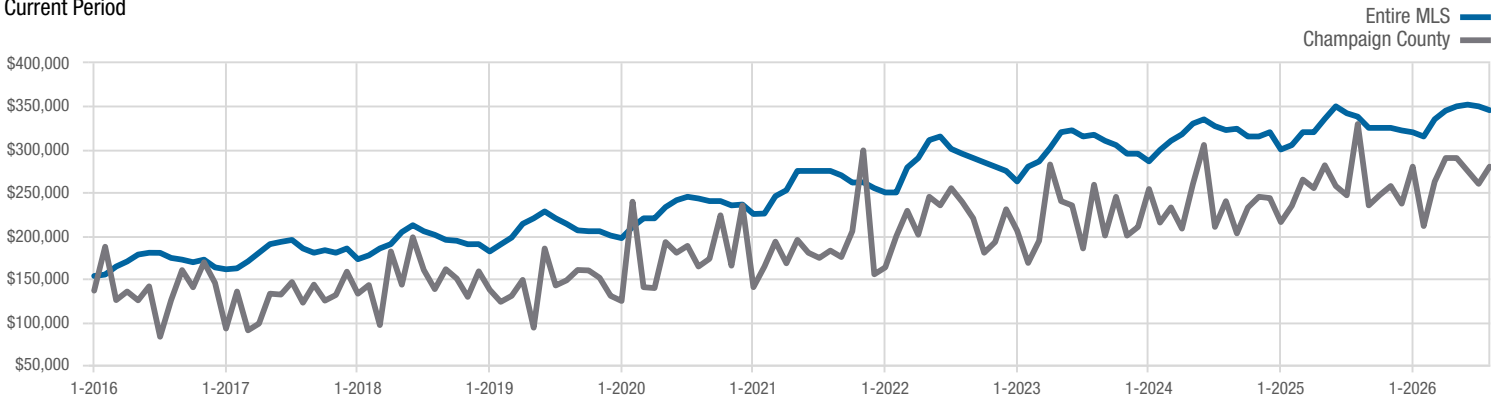
In Contracts

■ 2025 ■ 2026



Median Sales Price

Current Period



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

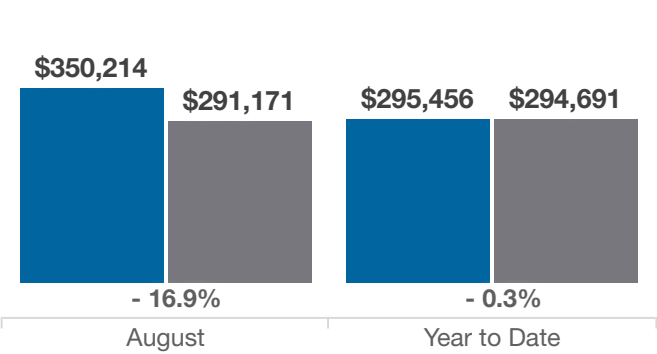
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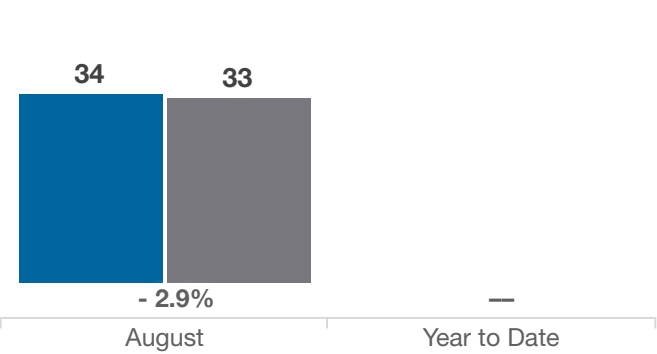


Champaign County

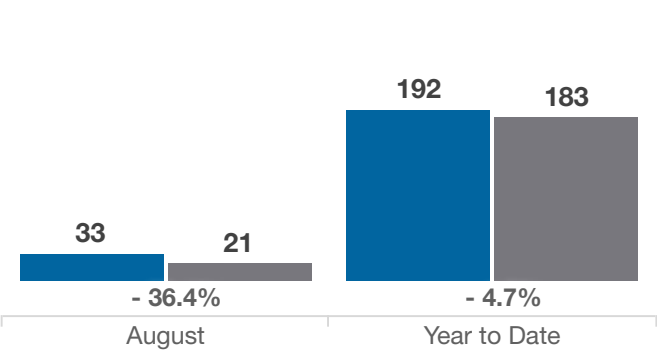
Average Sales Price



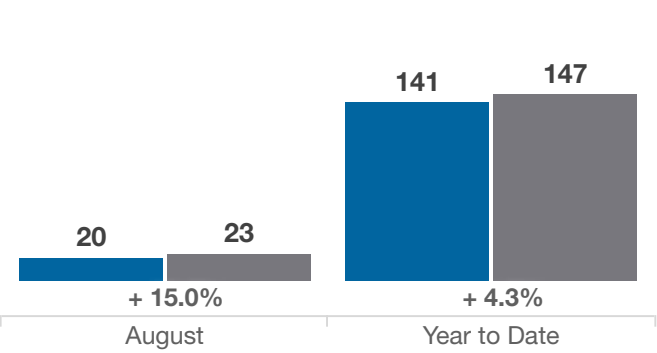
Inventory of Homes for Sale



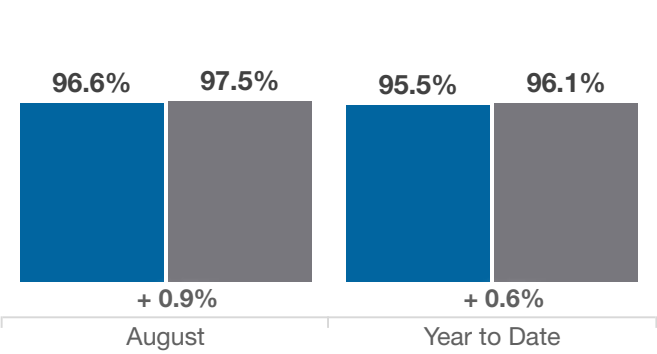
New Listings



Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales

