Local Market Update – October 2026

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

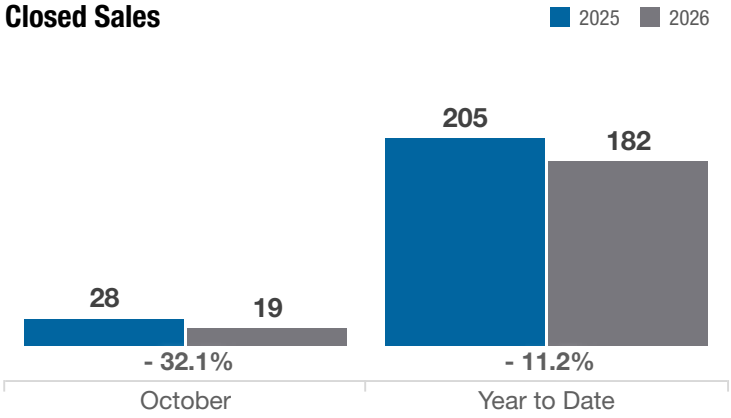
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Champaign County

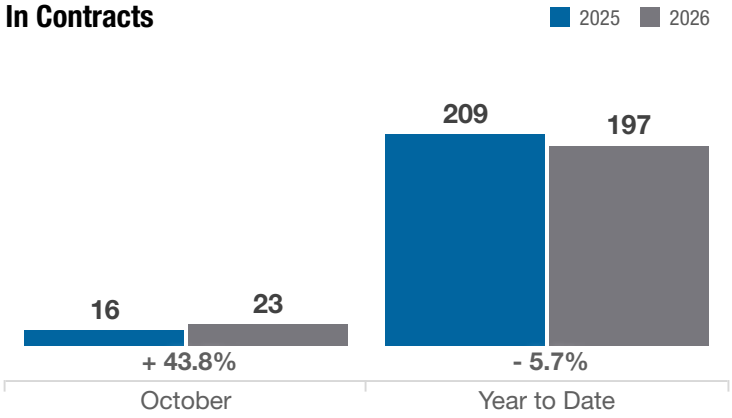
	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
Closed Sales	28	19	- 32.1%	205	182	- 11.2%
In Contracts	16	23	+ 43.8%	209	197	- 5.7%
Average Sales Price*	$253,243	$319,734	+ 26.3%	$283,201	$296,491	+ 4.7%
Median Sales Price*	$247,000	$269,500	+ 9.1%	$250,000	$272,500	+ 9.0%
Average Price Per Square Foot*	$158.44	$179.57	+ 13.3%	$162.85	$178.63	+ 9.7%
Percent of Original List Price Received*	94.5%	94.5%	0.0%	95.7%	95.9%	+ 0.2%
Percent of Last List Price Received*	98.2%	97.0%	- 1.2%	97.8%	98.6%	+ 0.8%
Days on Market Until Sale	33	39	+ 18.2%	30	32	+ 6.7%
New Listings	22	33	+ 50.0%	237	243	+ 2.5%
Median List Price of New Listings	$255,000	$285,000	+ 11.8%	$250,000	$280,000	+ 12.0%
Median List Price at Time of Sale	$244,950	$284,400	+ 16.1%	$249,900	$277,000	+ 10.8%
Inventory of Homes for Sale	33	54	+ 63.6%	—	—	—
Months Supply of Inventory	1.6	2.9	+ 81.3%	—	—	—

* 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

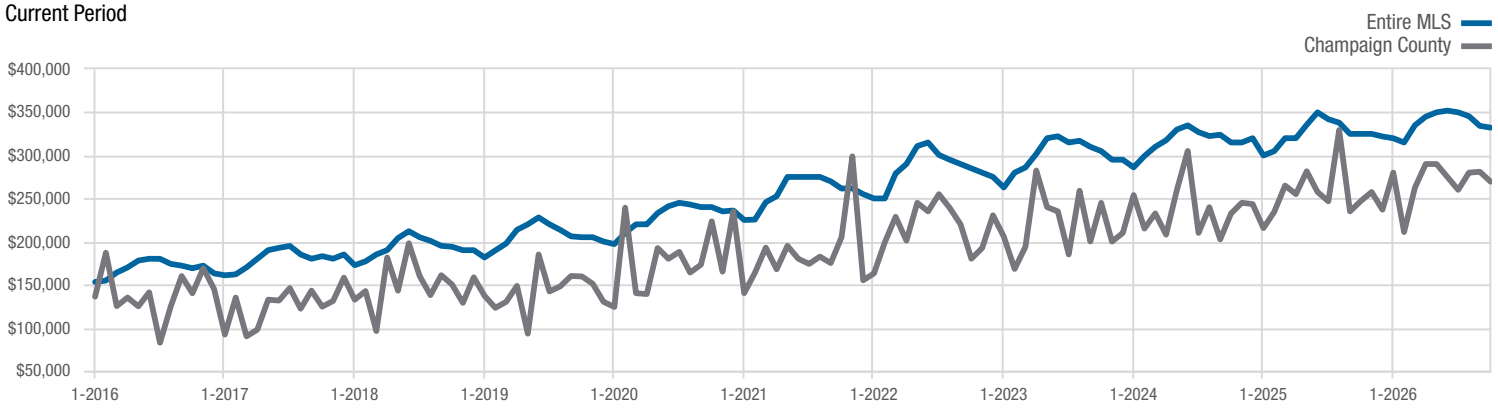


In Contracts



Median Sales Price

Current Period



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

Current as of November 9, 2026. All data from Columbus REALTORS® Multiple Listing Service (MLS). | Report © 2026 ShowingTime Plus, LLC.

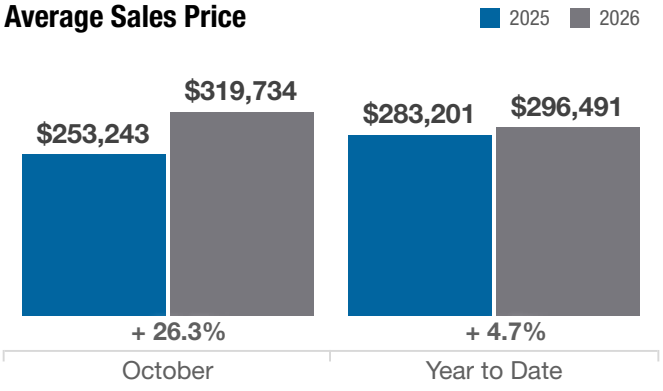
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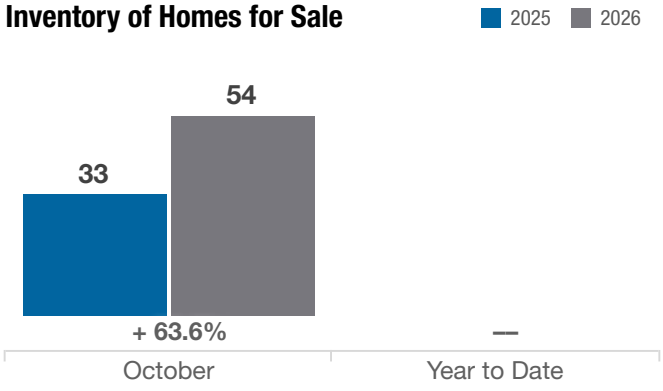
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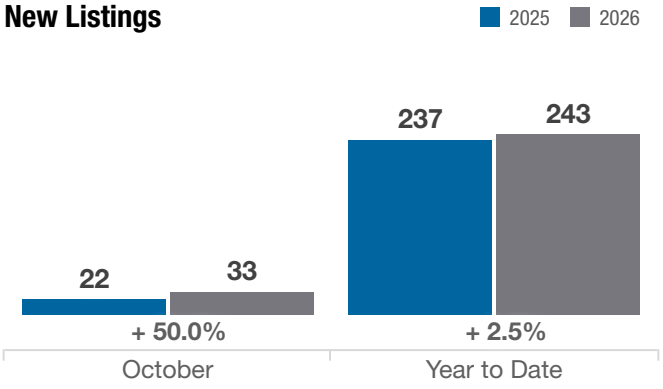
Average Sales Price



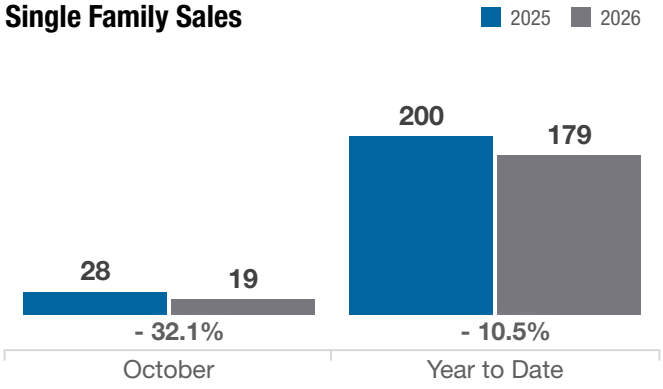
Inventory of Homes for Sale



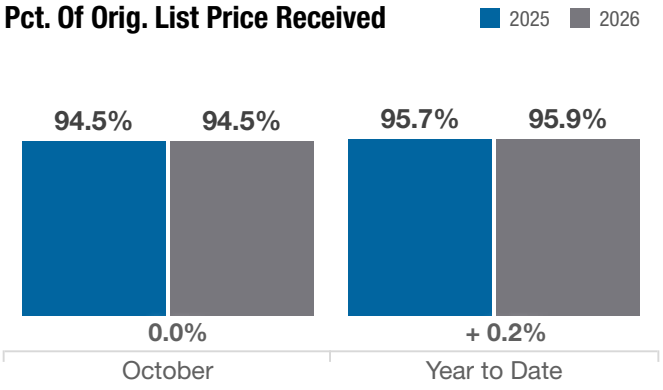
New Listings



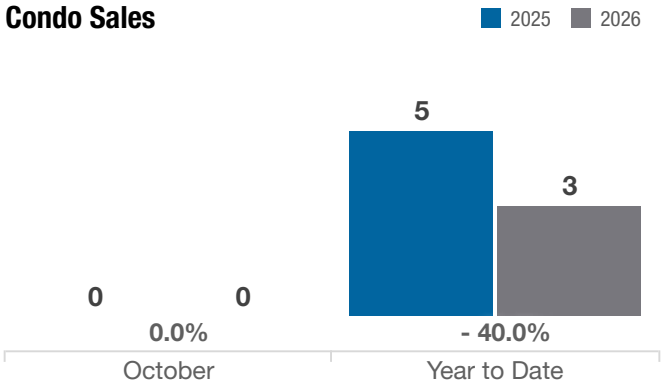
Single Family Sales



Pct. Of Orig. List Price Received



Condo Sales



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