



**FOR IMMEDIATE RELEASE:**

May 20, 2026

**For Further Information Contact:**

CCAR President Deana Gauze, 217-202-3492

CCAR CEO Janet Cheney, 217-356-1389

## **Champaign County Area Home Prices Rise as Housing Supply Tightens**

***Local trends reflect ongoing affordability pressures and broader economic uncertainty.***

**Champaign County, IL** — The latest data from the Champaign County Association of REALTORS® (CCAR) suggests the area’s market is beginning to moderate from the highly competitive pace seen in recent years. While prices rose in April and available homes remained limited, longer market times may indicate buyers are taking a more measured approach as conditions evolve.

### **April Market Snapshot | Champaign County Area**

*Year-over-year unless otherwise noted*

- **Sales:** 215 homes sold, up 18.1%
- **Median Sales Price:** \$247,000, up 10.5%, with a 9% increase since January 2026
- **Days on Market:** 53 days, up from 35 days
- **Available Homes:** 337 units, down 21% since January 2026
- **Year-to-Date Sales:** 653 homes sold, down 1.95%

“Today’s housing market is still competitive, but it’s no longer moving at the same pace buyers and sellers experienced several years ago,” said Deana Gauze, president of CCAR and broker with Coldwell Banker Real Estate Group. “Prospective buyers are taking more time to compare options, evaluate financing, and make decisions that feel right for their long-term needs.”

Broader economic conditions are creating hesitancy for home buyers and sellers. Ongoing conflict in Iran has driven up energy costs, while the Federal Reserve has kept interest rates steady amid continued economic uncertainty. Consumer sentiment also [fell to a record low](#), despite strength in hiring and employment figures.

Mortgage rates have shown little movement in recent weeks. According to [Freddie Mac](#), the 30-year fixed-rate mortgage averaged 6.36% as of May 14, 2026, slightly down from 6.37% the previous week

and below 6.81% in 2025. Freddie Mac also noted that purchase demand remains above levels seen one year ago, despite some recent softening.

Against this backdrop, national existing-home sales increased by 0.2% in April 2026, [according to the National Association of REALTORS®](#) (NAR), with gains reported in the Midwest and South.

“Despite mixed macroeconomic signals—including a record-high stock market and historically low consumer confidence—home sales were modestly boosted by the continued improvement in housing affordability,” said NAR’s Chief Economist Dr. Lawrence Yun. “Mortgage rates are lower from a year ago, and average income growth is outpacing home price gains.”

National research also offers insight into who is participating in today’s housing market and how buyers and sellers are navigating the process.

According to NAR’s [2026 Home Buyers and Sellers Generational Trends report](#), Baby Boomers remained the largest share of home buyers this year, while the percentage of first-time buyers fell to the lowest level recorded since NAR began tracking the data in 1981. The report also found that 88% of buyers and 91% of sellers worked with a real estate agent during their transaction.

“Real estate remains a relationship-driven business, and trusted local expertise continues to matter for both buyers and sellers,” added Gauze.

###

### **About CCAR**

Founded in 1917, the Champaign County Association of REALTORS® (CCAR) is one of the oldest real estate associations in the state and serves over 500 members in Champaign County and surrounding areas. By offering resources that promote ethical standards, market expertise, and leadership skills, CCAR ensures that local REALTORS® are equipped to provide exceptional service to their clients and communities. As champions of fair housing, CCAR actively promotes equality and inclusion while supporting the local community through volunteerism.

For more information, visit [www.champaigncountyassociationofrealtors.com](http://www.champaigncountyassociationofrealtors.com) or follow along on [Facebook](#).