



FOR IMMEDIATE RELEASE:

May 23, 2025

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New Listings Increase in April as Champaign County Prices Stabilize

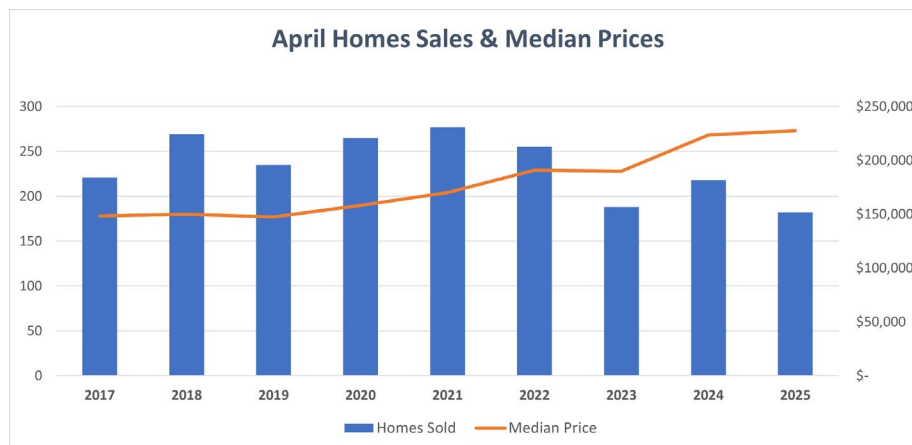
As rising costs and tariffs impact the housing outlook, local expertise from REALTORS® helps keep the market moving.

CHAMPAIGN, IL — The Champaign County housing landscape continues to show signs of resilience heading into the summer season, with steady mortgage rates, more new listings, and signs of price stabilization, as reported by the Champaign County Association of REALTORS® (CCAR).

Home sales in Champaign County slowed compared to last year, reflecting similar trends across Illinois and the nation. While the number of homes sold dropped, prices have remained stable, offering buyers a degree of predictability in an otherwise uncertain economy.

Key figures:

- **Champaign County:**
 - 182 homes sold in April — up from March but down 17% year-over-year (the sharpest YTD drop).
 - Median sale price: **\$227,500** (slightly up from last year).
 - Average sale price: down just **0.5%** year-over-year.
 - 625 homes sold year-to-date — a **6.2%** drop compared to the same period in 2024.
- **Illinois:**
 - Year-over-year home sales declined statewide.
 - Median home price: **\$310,000**.
- **Nationwide:**
 - Existing-home sales fell **0.5%** in April and **2.0%** year-over-year.
 - Median price: **\$414,000** — an all-time high for April and the 22nd straight month of price increases.



“While sales volume is lower, we’re seeing encouraging signs of market balance,” said Jayme Ahlden, president of CCAR and broker with Coldwell Banker Real Estate Group. “Sellers are still receiving competitive offers, and buyers have more options thanks to increased inventory and stable interest rates.”

Pending sales climbed 5.2% in April, with 203 homes under contract compared to 193 last year, according to Midwest Real Estate Data, LLC. Pending sales reflect future closings expected within one to two months. Mortgage rates have remained relatively consistent this spring, helping support buyer interest. [Freddie Mac](#) reported that as of mid-May, the average 30-year fixed rate was 6.81%. Rates have stayed under 7% for several months, giving buyers more confidence to enter the market.

National trends could still influence local conditions. [Reuters](#) recently reported a slowdown in single-family housing starts and building permits nationwide, along with a dip in consumer sentiment. Some of this economic pressure stems from rising tariffs and material costs, both factors that could impact construction and affordability. “In a shifting economic landscape, REALTORS® play a crucial role in helping clients understand how national issues could impact their local decisions,” said Ahlden.

As homeowners weigh their options, understanding potential financial benefits becomes more important. The National Association of REALTORS® offers a [consumer guide](#) outlining mortgage interest tax deductions, helping the public take full advantage of available tax breaks.

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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 or follow along on Facebook.

April 2025 HOUSING MARKET REPORT

182

HOMES SOLD

↓ **17%**

COMPARED TO APR 2024

\$227,500

MEDIAN PRICE

↑ **1.8%**

COMPARED TO APR 2024

Average Price

COMPARED TO APR 2024

\$247,200



0.5%

Market Time

COMPARED TO APR 2024

35 Days



39 Days

Inventory

619

AS OF May 16, 2025



540

AS OF APR 21, 2025

**Homes sold
Year-to-Date**

COMPARED TO APR 2024

625



6.16%

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