



For Immediate Release:

September 22, 2023

For Further Information Contact:

CCAR President PJ Trautman, 217-714-1234

CCAR CEO Janet Cheney 217-356-1389

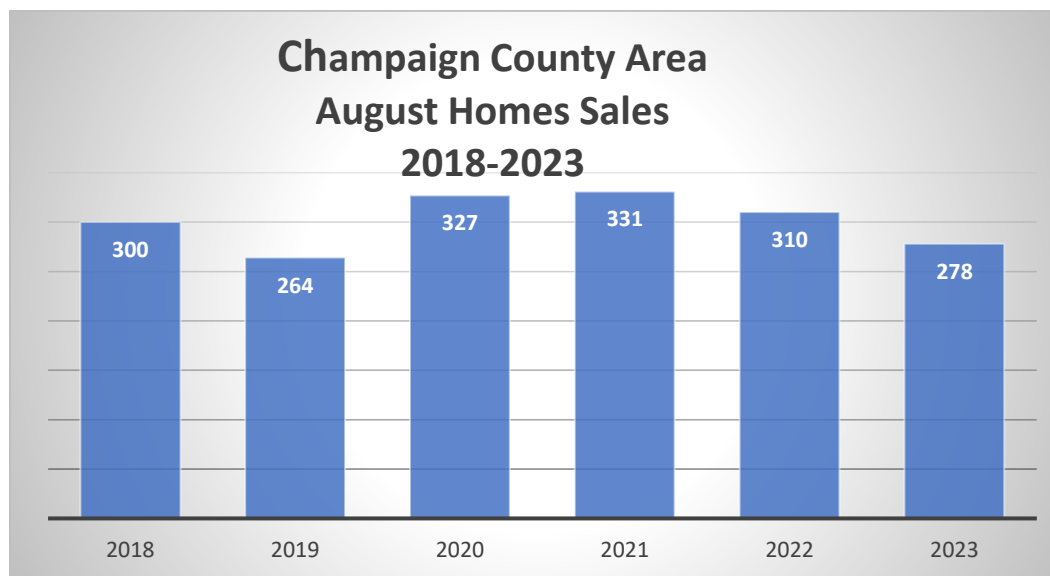
**Champaign County Area Home Prices Continue to Rise in August
As Sales Dip From a Year Ago**

Higher mortgage rates along with elevated sales prices and tight inventory put a damper on Champaign County area home sales in August, according to the Champaign County Association of REALTORS®.

Closed residential home sales in the Champaign County area declined by 10.32 percent to 278 properties from 310 properties in August of 2022. Year-to-date home sales total 1,809, down 13.94 percent from 2,102 through August of 2022.

The monthly median home sale price in August was \$199,250, up 2.25 percent from \$194,850 in August of 2022. The median is the typical market price where half the homes sold for more and half for less. The average home sale price in the Champaign County area was \$240,839 in August, up 9.73 percent from \$219,493 in August of 2022.

“We are seeing a normalization of the market similar to what 2019 sales numbers were in the pre-COVID era. Despite higher mortgage rates and continued tight inventory, the market remains as competitive as ever due to ongoing buyer demand. There are still multiple offers happening as the supply of housing is not there,” said PJ Trautman, president of the Champaign County Association of REALTORS®. “The competition for available properties is keeping prices from falling.”



The inventory of homes for sale as of September 18th stood at: 692 properties on the market, up from last month’s inventory of 649 properties. Inventory a year ago at this time stood at 787 properties. The average number of days on the market increased 4.3 percent to 24 days from 23 days in August a year ago.

The average 30-year fixed rate mortgage in August, according to the Federal Home Loan Mortgage Corporation was 7.11 percent, up from 6.83 percent in July and up from 5.22 percent in August of 2022.

“Sellers who need to sell are doing so while there are others who are choosing to stay in place right now because they are sitting on very low mortgage rates,” said Trautman. “People are moving in and out of the Champaign County area all the time and demand is always going to be there for all levels of housing from apartments to condos to single family houses. As the economy and inflation calm that will hopefully lead to modestly lower mortgage rates and encourage more sellers to make their next move and more buyers will get back into the market who have remained on the sidelines waiting for the affordability conditions to be right.”

Pending home sales dropped 28 percent in August to 160 sales from 224 in August of 2022. Pending sales for the month of August reflect the total number of active listings that went under contract and are awaiting closing, usually 30 to 60 days in the future.

Elevated home prices and mortgage rates, as well as limited inventory are current home buying barriers, according to REALTORS® and Prospective Buyers [in two reports from the National Association of REALTORS®](#).

“Homebuyers face the most difficult affordability conditions in nearly 40 years due to limited inventory and rising mortgage interest rates,” said Jessica Lautz, the National Association of REALTORS®’s deputy chief economist and vice president of research. “The impact is exacerbated among first-time buyers who are more likely to be from underrepresented segments of the population.”

The Champaign County Association of REALTORS® is a voluntary trade organization serving Champaign County and surrounding areas and is the leading

resource for REALTOR® members and an advocate for homeownership and private property rights. Data was compiled by Midwest Real Estate Data, LLC as available on September 14, 2023. The Champaign County Association of REALTORS® is an active participant in promoting equality and inclusion as longtime champions of fair housing with equal access to housing and opportunity for all. CCAR opposes discrimination based on race, color, religion, sex, source of income, disability, familial status, sexual orientation, gender identity, & national origin.