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Champaign County Area Housing Market Shows a Slight Softening as Prices Ease

More inventory and improving affordability give buyers added opportunity heading into spring

Champaign County, IL — February brought modest changes to the Champaign County area housing market, including a decline in sales and median sales price, and an increase in available inventory.

February Market Snapshot | Champaign County Area

Year-over-year unless otherwise noted

- **Sales:** 136 units, down 4.2%
- **Median Sales Price:** \$220,000 — down 6.4%
- **Average Days on Market:** 57 days — up by 5 days
- **Inventory:** 490 units available, up from 432 last month
- **Pending Sales:** 130 units, down 7.1%

According to the Champaign County Association of REALTORS® (CCAR), February marked the second month in a row without a year-over-year increase in closed sales after an extended period of growth. Combined with rising supply and a modest increase in time on market, the latest data suggests house hunters may be entering spring with a bit more flexibility than in recent months.



Data provided by Midwest Real Estate Data LLC

Affordability is also part of the local story. The area's median sales price remained well below the national median of \$398,000.

“For many consumers, cost is still the biggest question,” said Deana Gauze, president of CCAR and broker with Coldwell Banker Real Estate Group. “With mortgage rates trending lower than they were a year ago and more homes becoming available, this season may bring more opportunity for buyers to explore what’s possible.”

National data points to a similar trend. The National Association of REALTORS® (NAR) [reported](#) that housing affordability improved for the eighth consecutive month in February, as buyers nationwide benefited from slower price growth. Mortgage rates have also provided some relief. According to [Freddie Mac](#), the 30-year fixed-rate mortgage averaged 6.11% as of March 12, 2026, compared with 6.65% at the same time last year. Although rates are still elevated, the decline is a welcome shift amid ongoing economic uncertainty.

Illinois buyers may also benefit from new statewide support. The Illinois Housing Development Authority recently launched IHDA Access Home, a program offering up to \$15,000 in down payment and closing cost assistance for first-time homebuyers. In [recent local media coverage](#) about the program, Gauze encouraged prospective homeowners to connect with a local lender early to understand whether the assistance fits their situation and how to prepare for the buying process.

Buyers and sellers will navigate more than just price points in the coming months. Financing, timing, negotiations, and unexpected hurdles can all shape the experience. NAR's [recent consumer outreach](#) highlights the many ways REALTORS® help clients move through the process with greater confidence, from pricing and negotiations to paperwork and the unexpected challenges that can arise along the way.

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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.

February 2026 HOUSING MARKET REPORT

136
HOMES SOLD
↓ 4.2%

COMPARED TO FEB 2025

\$220,000
MEDIAN PRICE
↓ 6.4%

COMPARED TO FEB 2025

Average Price
COMPARED TO FEB 2025

\$244,680

↓ 9.6%

Market Time
COMPARED TO FEB 2025

57 Days

↑ 52 Days

Inventory

490
AS OF MARCH 11, 2026

↑ **432**
AS OF FEB 15, 2026

**Homes sold
Year-to-Date**
COMPARED TO FEB 2025

262

↓ 4.38%