



**FOR IMMEDIATE RELEASE:**

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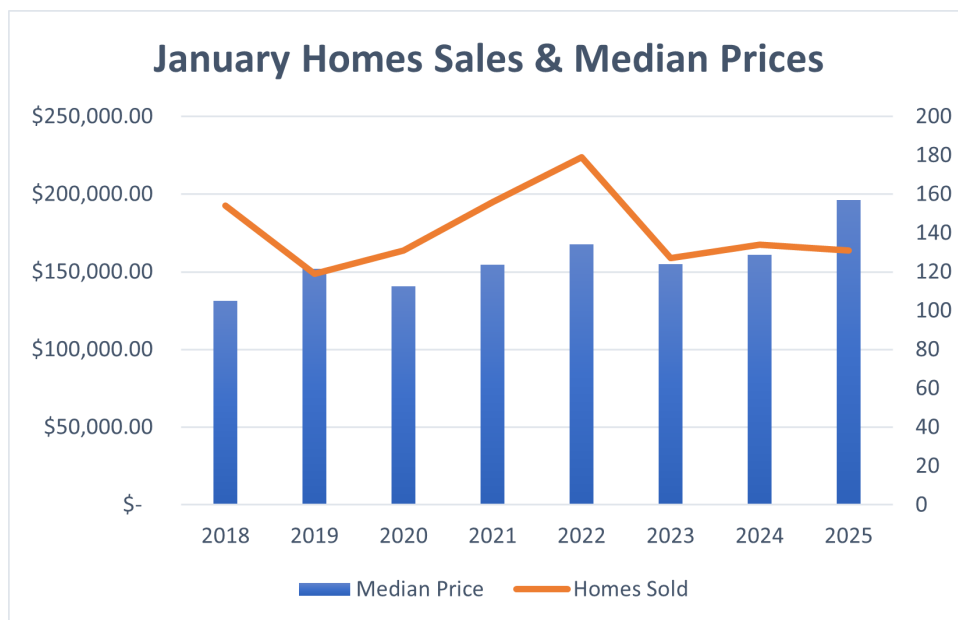
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## Champaign County Housing Market Sees Rising Prices Amid Tight Inventory in January

*Despite a Dip in Sales, Market Poised for Spring Activity as Mortgage Rates Stabilize*

CHAMPAIGN, IL — Champaign County’s housing market kicked off 2025 with a slight dip in sales and pending transactions, yet home prices continued to rise amid tight inventory.

Home sales in the Champaign County area totaled 131 units in January, down just 2% from the previous year. The monthly median home sale price, the typical market price where half the homes are sold for more and half for less, was \$196,000. This was a 21.7% increase from \$161,000 in January of last year. The area’s average home sale price was \$228,865, up 10% from the previous year.



Source: MRED

Local inventory levels decreased nearly 25% from January of 2024, ending the month at 455 units as compared to 605 units last year. Today, local inventory levels saw just a 3% decrease from levels just a few weeks ago.

“While January’s data reflects a somewhat stagnant sales pattern similar to the past two years, we expect to see the market heating up in the spring,” said Jayme Ahlden, President of Champaign County Association of REALTORS® and broker with Coldwell Banker Real Estate Group. “Now is the perfect time for prospective homebuyers to prepare, such as getting finances in order, exploring homebuyer programs, or making strategic home upgrades to maximize value.”

To help potential buyers consider important factors as they embark on the home purchase process this year, The National Association of REALTORS® recently published a helpful consumer guide, [Preparing for Homeownership](#). All such guides can be found on the association’s [website](#) in both English and Spanish.

Mortgage rates have shown stability in early 2025, with the 30-year fixed-rate mortgage dipping to 6.87% as of February 13—the lowest point of the year so far. This steadiness is encouraging for buyers, as demand has already outpaced last year’s levels. According to [FreddieMac](#), this indicates that a thaw in buyer activity could be on the horizon.

To address state-wide concerns around affordability and the ongoing housing shortage, Illinois REALTORS® [recently announced](#) five legislative proposals, developed in conjunction with the governor’s office and legislators, aimed at expanding housing supply and making homeownership more accessible to Illinois residents.

The CCAR remains committed to supporting REALTORS® and their clients by providing market insights and resources to navigate these shifts.

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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](http://www.champaigncountyassociationofrealtors.com) or follow along on Facebook.

# January 2025 HOUSING MARKET REPORT

**131**

**HOMES SOLD**

**↓ 2%**

COMPARED TO JAN 2024

**\$196,000**

**MEDIAN PRICE**

**↑ 21.7%**

COMPARED TO JAN 2024

**Average Price**

COMPARED TO JAN 2024

**\$228,865**



**10%**

**Market Time**

COMPARED TO JAN 2024

**62 Days**



**49 Days**

**Inventory**

**455**

AS OF FEB 16, 2025



**469**

AS OF JAN 16, 2025

**Homes sold  
Year-to-Date**

COMPARED TO JAN 2024

**131**



**2%**