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Home Prices Rise in Champaign County Area and Across the Country

Affordability and access remain central to home buying and selling decisions.

Champaign County, IL — The Champaign County area housing market entered summer with higher prices and longer selling timelines, reflecting a local market that remains active while buyers weigh costs more carefully. The latest data from the Champaign County Association of REALTORS® (CCAR) comes as mortgage rates remain elevated nationally, home prices continue to reach new highs, and housing supply remains central to affordability discussions at the local, state and federal levels.

June Market Snapshot | Champaign County Area
Year-over-year unless otherwise noted

- **Sales:** 281 homes sold
- **Days on Market:** 41 days, up from 30
- **Available Homes:** 426 units, up from 398 as of June 15, 2026
- **Year-to-Date Sales:** 1,179 homes sold, a 4.34% increase
- **Under Contract:** 184
- **Median Sales Price:** $280,000, up 17%

The local trend mirrors broader price growth across Illinois. Illinois REALTORS® estimates that total sales through August will be about 1.3% higher than during the same period last year, suggesting modest seasonal improvement across Illinois. The statewide median sales price closed June at $356,009, an 8% increase from last year.

The National Association of REALTORS® (NAR) reported that the median existing-home price reached $440,600 in June, an all-time high and a 1.8% increase from a year earlier. NAR Chief Economist Lawrence Yun noted that purchasing power has improved compared to last year because wage growth is outpacing home price growth, but said long-term progress could be limited if inventory growth stalls.

“Higher prices may create opportunity for homeowners who have been considering a move,” said Deana Gauze, president of CCAR and broker with Coldwell Banker Real Estate Group. “But with homes taking longer to sell, sellers need to be thoughtful about pricing, condition and presentation from the beginning. The right strategy can help a home stand out as buyers compare their options.”

Mortgage rates also continue to shape prospective homebuyers’ budgets. According to Freddie Mac, the 30-year fixed-rate mortgage averaged 6.55% as of July 16, 2026, up from 6.49% the previous week and below 6.75% one year ago.

The connection between supply and affordability is also a focus of new federal housing policy. The bipartisan 21st Century ROAD to Housing Act became law in July after nearly two years of REALTOR® advocacy. According to NAR, the legislation includes approximately 50 housing measures designed to increase supply, expand access to homeownership, strengthen housing finance, and support veterans.

“Issues of access are not solved by one single action or policy” Gauze added. “It requires more homes at more price points and continued advocacy for reducing barriers to homeownership. CCAR appreciates the work of NAR and local REALTORS® who continue to push for solutions that help more people find homes that fit their needs and their budgets.”

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