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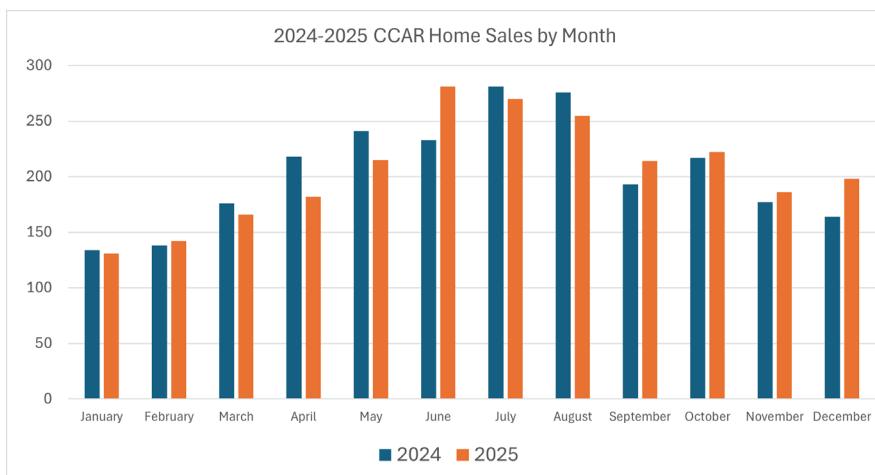
Champaign County Housing Market Shows Signs of Renewed Momentum Heading Into 2026

Lower mortgage rates and rising sales point to market turning a meaningful corner

CHAMPAIGN, IL — After several years defined by adjustment and restraint, the Champaign County area housing market closed 2025 with clear signals of stabilization and forward progress in affordability, sales, and demand, according to the Champaign County Association of REALTORS® (CCAR).

Key 2025 highlights include:

- **Mortgage rates:** 6.06% as of January 16, 2026, the [lowest level in three years](#)
- **Pending sales (December):** 107 homes under contract, up 2.9% year over year
- **December home sales:** Up 10% compared to December 2024
- **Total home sales:** Up 0.73% from 2024, accelerating in the final quarter





Data from Midwest Real Estate Data, LLC

One of the most encouraging developments in 2025 was the return of modest but meaningful sales growth, marking an important shift following years of declining activity. Lower mortgage rates played a central role in that shift, expanding purchasing power and drawing more buyers back into the market, particularly in the second half of the year.

Lawrence Yun, chief economist at the National Association of REALTORS®, is forecasting a [**14% nationwide increase in existing-home sales in 2026**](#) and a [**5% increase in new-home sales**](#). Illinois REALTORS® is also predicting [**rising home sales and prices**](#) statewide.

Prices and Market Pace Remain Steady

- **Median sales price:** \$239,000 in the fourth quarter, up 8.6% year over year
- **December median price:** \$209,000
- **Days on market:** 36 days in December 2025, down from 39 days in December 2024

Despite rising prices, homes will continue to sell as buyers adjust expectations and respond decisively when the right property becomes available. REALTORS® note that today's buyers are also weighing long-term value, including practical smart-home and efficiency features [**gaining attention**](#) across the industry.

Inventory Continues to Shape the Market

As of January 16, 2026, there were **575 area homes on the market**, down from 659 in December. Inventory levels remained relatively balanced year over year but are still approximately 75% lower than ten years ago, supporting median and average prices increasing.

“We’re pleased to see the Champaign County area regain its rhythm,” said Deana Gauze, President of CCAR and broker with Coldwell Banker Real Estate Group. “Declining mortgage rates and consistent buyer demand helped drive positive sales momentum in 2025, providing a strong foundation to kick off the new year.”

Looking ahead, area demand is expected to remain the same, supported by long-term fundamentals beyond short-term shifts.



"Housing is ultimately driven by life," added Gauze. "Families grow, jobs change, and people make moves, and the Champaign County area continues to be a place where those transitions happen. From our perspective, the long-term outlook remains positive."

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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.