

Champaign County, IL

County · IL · Illinois

SELLER'S MARKET

\$247K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

2,740

SALES (12 MO)

\$230K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

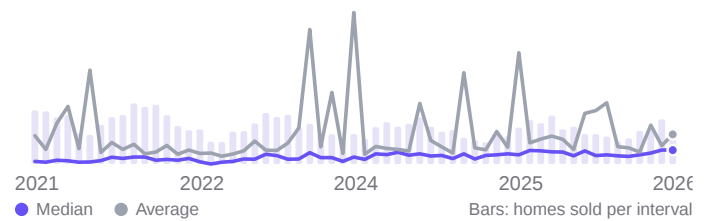
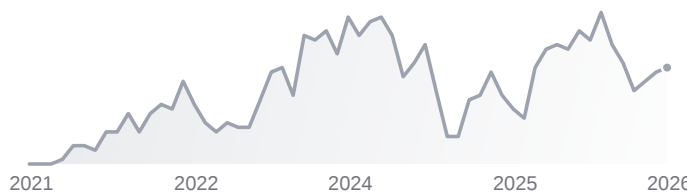
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$255K · Average \$380K

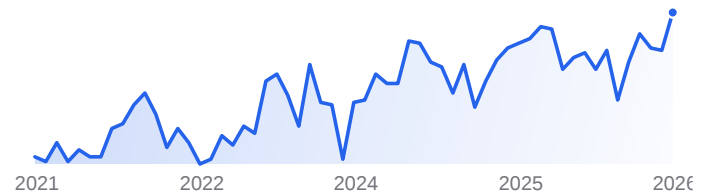
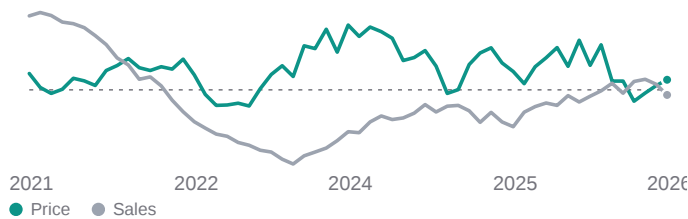


Growth (year over year)

Price +3.1% · Sales -1.5%

Price per square foot

\$183/ft²

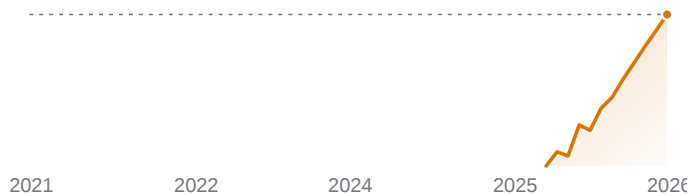


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

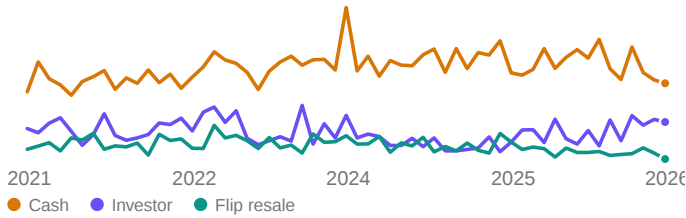
4.8%



BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 12% · Flip resale 1.5%



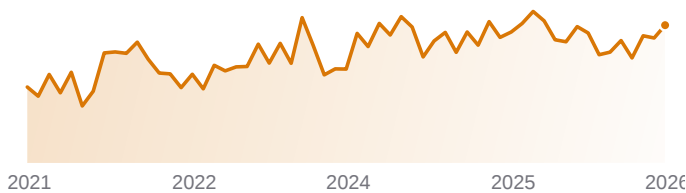
Sellers who sold at a gain

96%

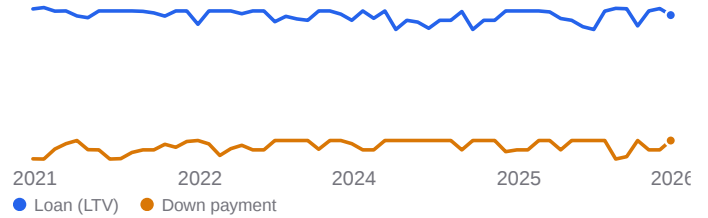


Median annualized return at resale

+5.5%

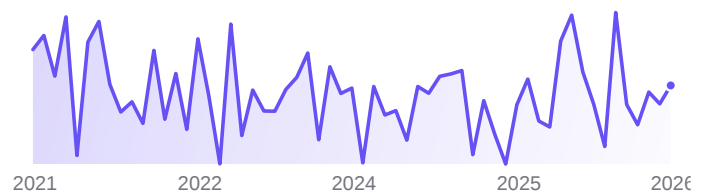


Financing (share of purchase price) Loan (LTV) 88% · Down payment 20%



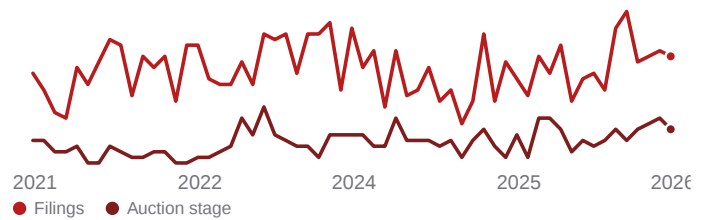
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 19 · Auction stage 6



HOUSING STOCK

Homes	56,856
Median value (AVM)	\$230K
Median size	1,237 ft²
Median bedrooms	3
Median year built	1963
Single family	86%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	2.9%
Owner occupied	84%
Company owned	17%
Median loan-to-value	53%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	210,882
Density	212 / mi²
Median household income	\$62K
Average household income	\$87K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	47
Homes occupied	91%
Bachelor's or higher	21%
Poverty rate	18.8%
Unemployment	1.3%
Average temp	52°F
Annual precip	40 in
Sunshine	56%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.