

here & there



Champaign/Urbana, Illinois

The last time we visited Champaign County to compare housing prices was in April 2006. We were curious if things have changed in the past six years, so we headed east on I-72 to find out.

Home to the University of Illinois, Champaign-Urbana manages a fluctuating population with over 30,000 students coming and going during the course of the academic year, creating an interesting challenge for the city's service industries. Consistently ranked as one of the country's top colleges, the university's academic reputation has attracted 20 Nobel Prize winners, with two awarded in 2003, and serves as the impetus for economic development efforts.

Similar to Decatur's focus, Champaign's opportunity for population growth is creating an environment where young professionals want to stay. According to Laura Weis, executive director of the Champaign County Chamber of Commerce, "there's a concern about growing our population, and attracting quality academics to our community. That's why our redevelopment efforts focus on housing and entertainment in the city's core area."

The 2010 Census figures reflect a population increase of 24,000 for Champaign County since 2000 - to just over 200,000. And, you'll notice an increase in the Median Home Sales Price in the area, too, from \$94,700 in 2006 to \$145,200 in 2010 under Vital Statistics below.

	Decatur	Champaign/Urbana
Vital Statistics*		
County Population:	110,768	201,081
Median Household Income:	\$44,337	\$45,262
Median Home Sales Price:	\$90,500	\$145,200
Property Tax Rate (2002)	8.16%	8.61%
Public Schools	24	31
Private Schools	22	13
Park Acreage	2000	1096

HERE Decatur, IL



4611 Dogwood Court
Price: \$145,000

Square Feet	2218
Bedrooms	4
Baths	3
Style	Bi-Level
Garage	2-car attached
Year Built	1979

Living and family rooms with two fireplaces, master suite, sunroom, deck and patio on treed lot.

THERE Champaign/Urbana, IL



3801 Clubhouse Unit 208
Price: \$145,000

Square Feet	1226
Bedrooms	2
Baths	2
Style	Condo
Garage	1-car
Year Built	2001

Located in Lincolnshire Fields, living room on 2nd level, fireplace and patio.

Home information provided by Realtor.com

**Source: Decatur community information provided by the Economic Development Corporation for Decatur and Macon County. Champaign information provided by the Champaign County Chamber of Commerce and the 2010 US Census.*