here & there

In this issue, Decatur Magazine takes you east on I-72 to Champaign-Urbana to see how Decatur's housing market stacks up against other communities in Central Illinois.

Founded in 1854 and 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 third as the country's top colleges, the university's academic reputation has attracted 20 Nobel Prize winners, with two awarded in 2003.

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."

HERE   Decatur, IL

Vital Statistics
County Population: 114,706
Median Household Income: $37,859
Median Home Sales Price: $89,089
Property Tax Rate (2002): 8.16%
Public Schools: 24
Private Schools: 22
Park Acreage: 2000

Price: $219,900
Square footage: 2050
Bedrooms: 3
Baths: 2.5
Garage: 3-car
Traditional two-story located in Waterford Terrace. Great room, living room, lower level game room, master suite, deck and patio.

THERE   Champaign/Urbana

Vital Statistics
County Population: 179,669
Median Household Income: $37,780
Median Home Sales Price: $107,100
Property Tax Rate (2002): 8.61%
Public Schools: 31
Private Schools: 13
Park Acreage: 1096

Price: $219,900
Square Footage: 1562
Bedrooms: 3
Baths: 2
Garage: 2-car
New construction in West Ridge subdivision. Handicapped accessible ranch with living room, dining room and master suite. Outdoor 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.