

Montgomery County, IL

County · IL · Illinois

BALANCED MARKET

\$115K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

454

SALES (12 MO)

\$96K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



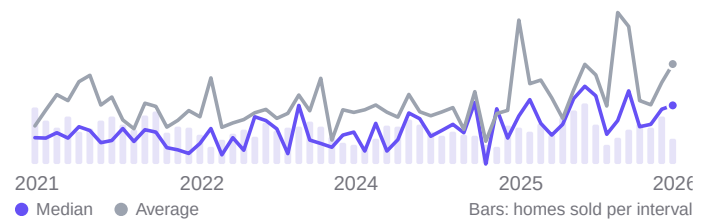
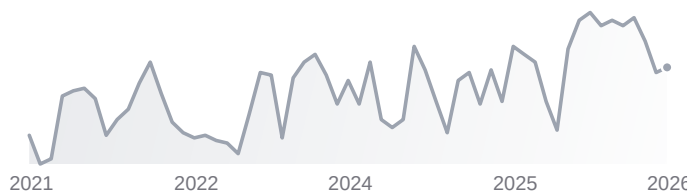
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$125K · Average \$179K

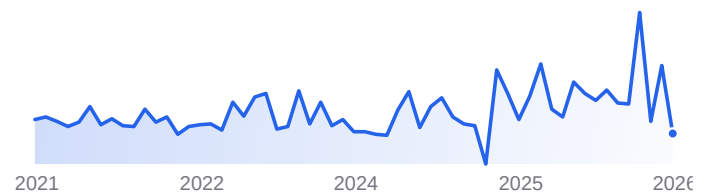
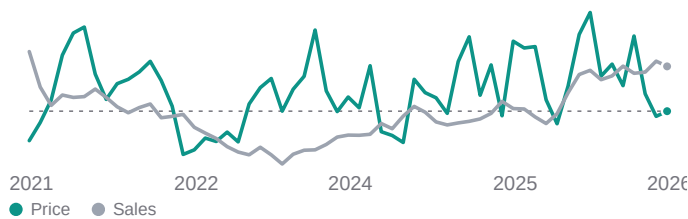


Growth (year over year)

Price +0.0% · Sales +22.7%

Price per square foot

\$67/ft²

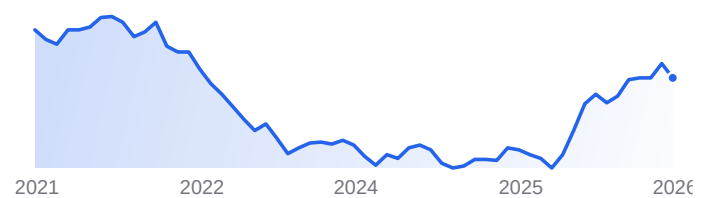
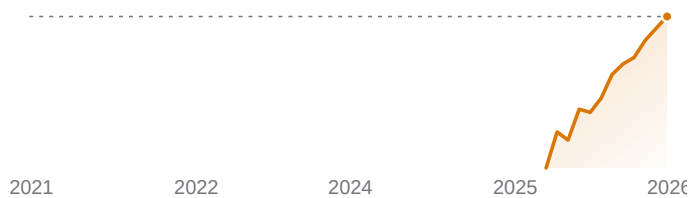


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

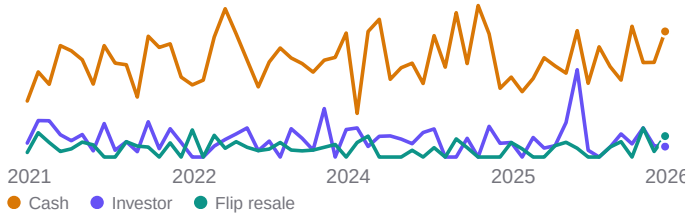
3.8%



BUYERS & OUTCOMES

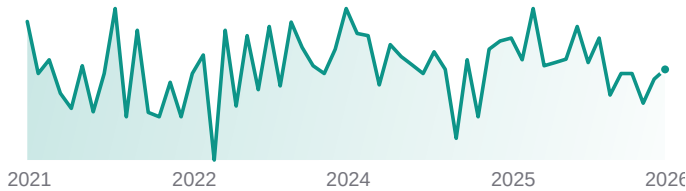
Buyer mix

Cash 48% · Investor 4.0% · Flip resale 8.0%



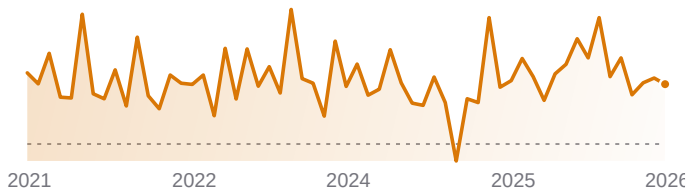
Sellers who sold at a gain

81%

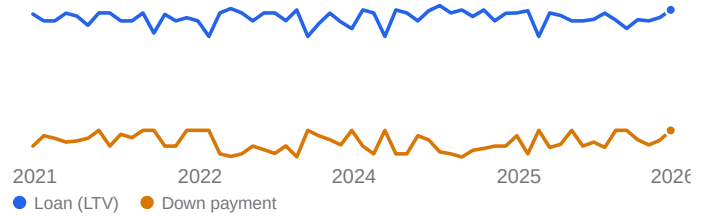


Median annualized return at resale

+4.8%

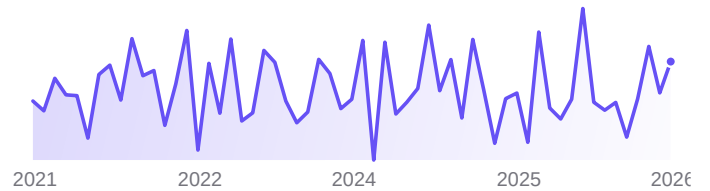


Financing (share of purchase price) Loan (LTV) 97% · Down payment 20%



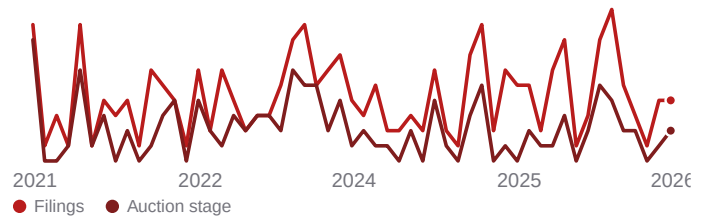
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	11,993
Median value (AVM)	\$96K
Median size	1,092 ft²
Median year built	1950
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	6.2%
Owner occupied	81%
Company owned	7.3%
Median loan-to-value	39%
Typical ownership tenure	16.4 yrs

COMMUNITY

Population	27,703
Density	39 / mi²
Median household income	\$63K
Average household income	\$78K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	104
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	11.8%
Unemployment	1.4%
Average temp	54°F
Annual precip	39 in
Sunshine	59%

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.