

Montgomery 60538

ZIP code · IL · Illinois > Kendall County > Montgomery

BALANCED MARKET

\$315K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

319

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100

Buyer's market

Balanced

Seller's market

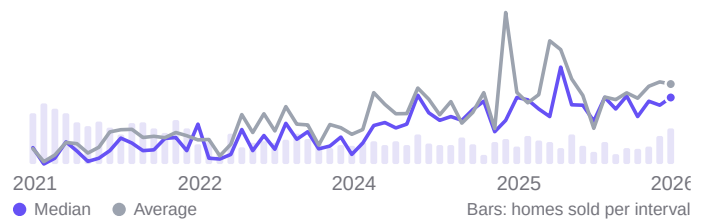
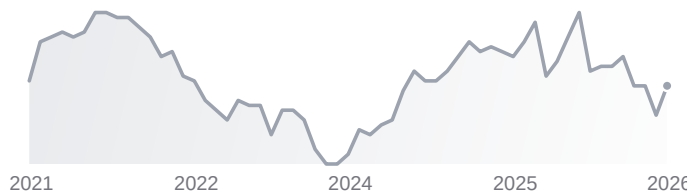
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$320K · Average \$338K

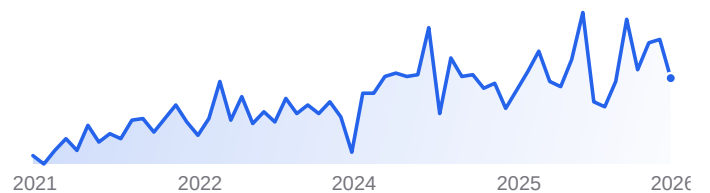
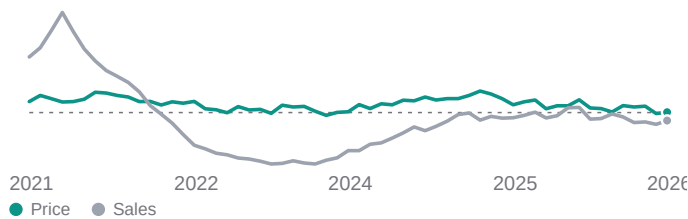


Growth (year over year)

Price +0.3% · Sales -6.7%

Price per square foot

\$189/ft²

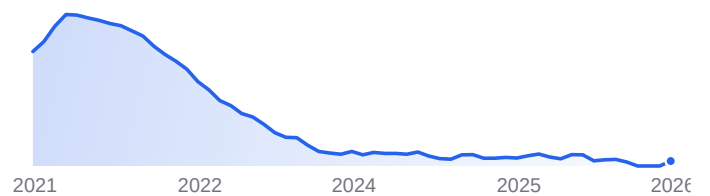
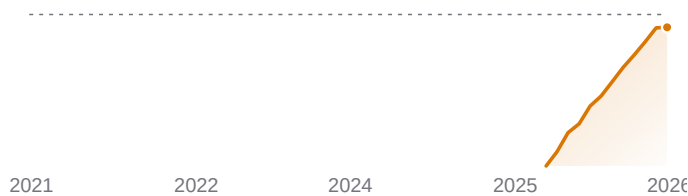


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

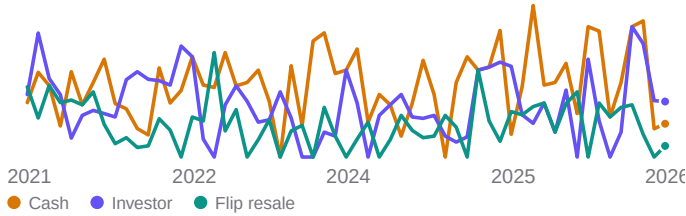
3.5%



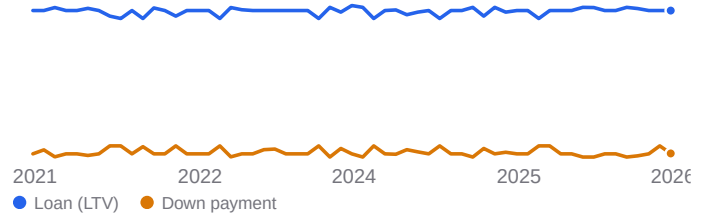
BUYERS & OUTCOMES

Buyer mix

Cash 6.4% · Investor 11% · Flip resale 2.1%

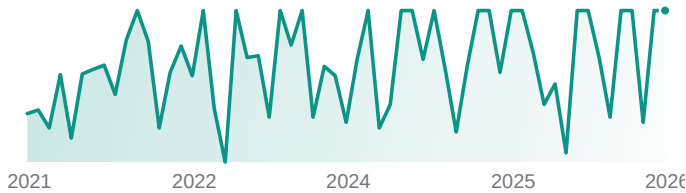


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.3%



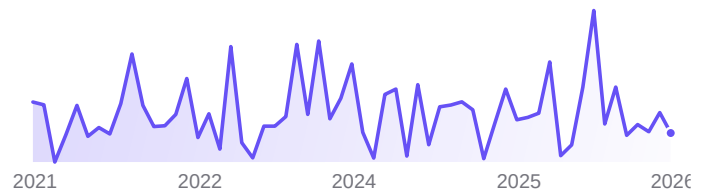
Sellers who sold at a gain

100%



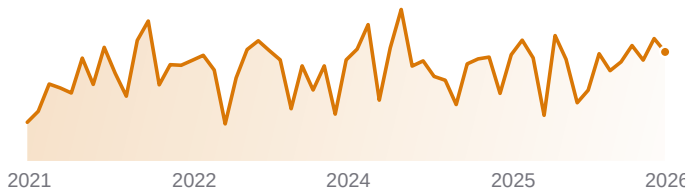
Typical hold before selling

6.7 yrs



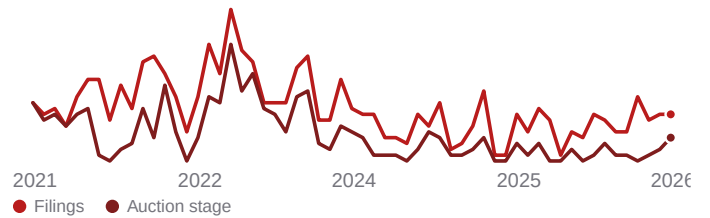
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 8 · Auction stage 4



HOUSING STOCK

Homes	9,149
Median value (AVM)	\$316K
Median size	1,624 ft²
Median bedrooms	3
Median year built	1999
Single family	97%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	40%
Underwater (LTV 125% or more)	1.1%
Owner occupied	87%
Company owned	11%
Median loan-to-value	56%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	29,644
Density	2,993 / mi²
Median household income	\$84K
Average household income	\$101K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	52
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	7.5%
Unemployment	1.7%
Average temp	49°F
Annual precip	37 in
Sunshine	54%

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.