

Montrose 62445

ZIP code · IL · Illinois > Cumberland County > Montrose

\$480K

MEDIAN SALE PRICE

+203.8%

1-YR CHANGE

4

SALES (12 MO)

\$202K

MEDIAN VALUE (AVM)

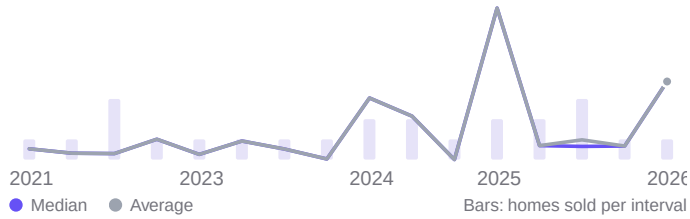
MARKET TRENDS (5 YEARS)

Sale prices

Median \$480K · Average \$480K

Growth (year over year)

Price +203.8% · Sales -42.9%

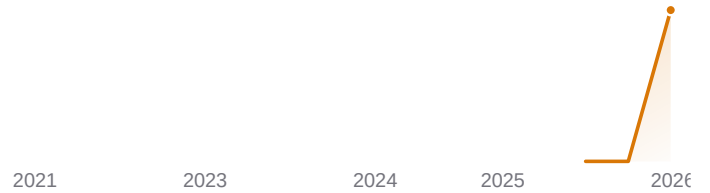
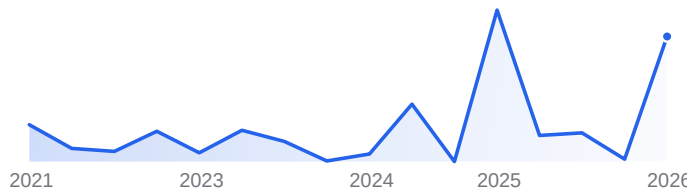


Price per square foot

\$378/ft²

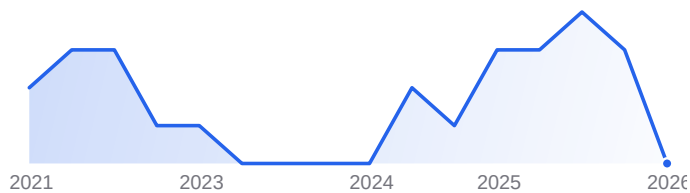
Sale premium vs estimated value

+242.6%



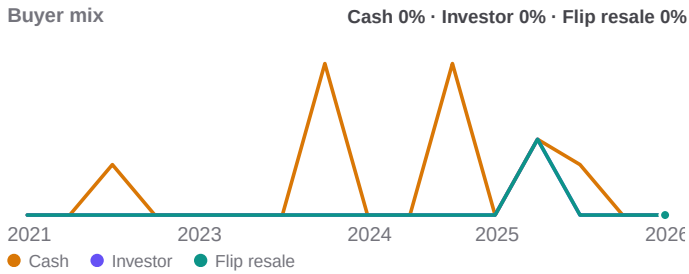
Annual turnover (share of homes sold)

1.1%

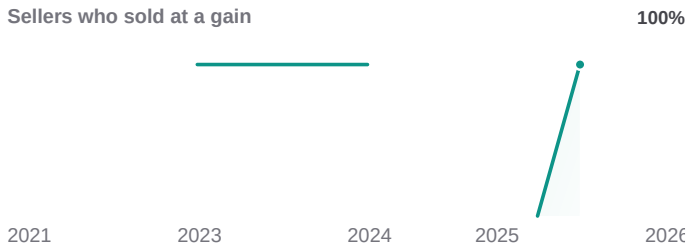


BUYERS & OUTCOMES

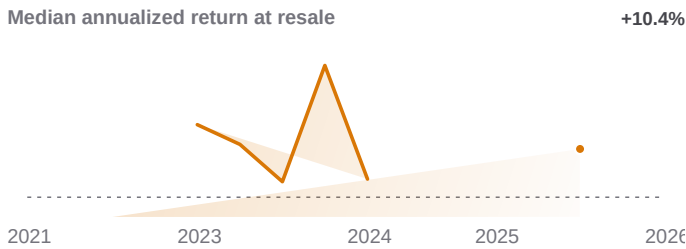
Buyer mix



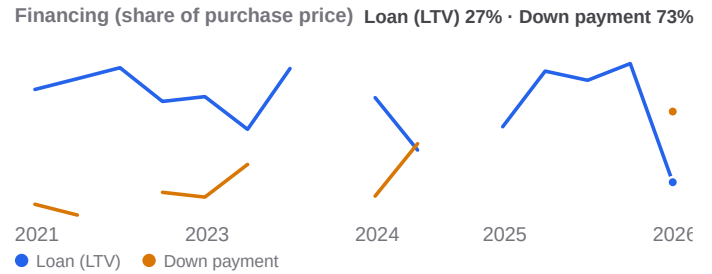
Sellers who sold at a gain



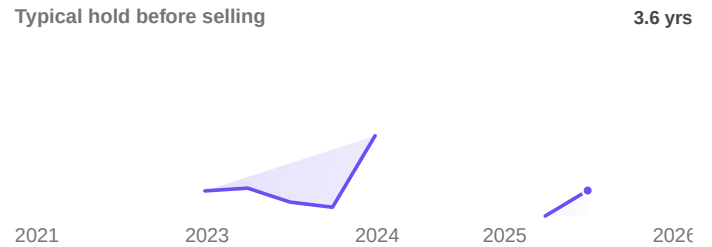
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 27% · Down payment 73%



Typical hold before selling



HOUSING STOCK

Homes	359
Median value (AVM)	\$202K
Median size	1,322 ft²
Median bedrooms	1
Median year built	1961
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.1%
Owner occupied	85%
Company owned	12%
Median loan-to-value	26%
Typical ownership tenure	22.3 yrs

COMMUNITY

Population	851
Density	20 / mi²
Median household income	\$78K
Average household income	\$95K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	120
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	6.2%
Unemployment	1.4%
Average temp	54°F
Annual precip	41 in
Sunshine	59%

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