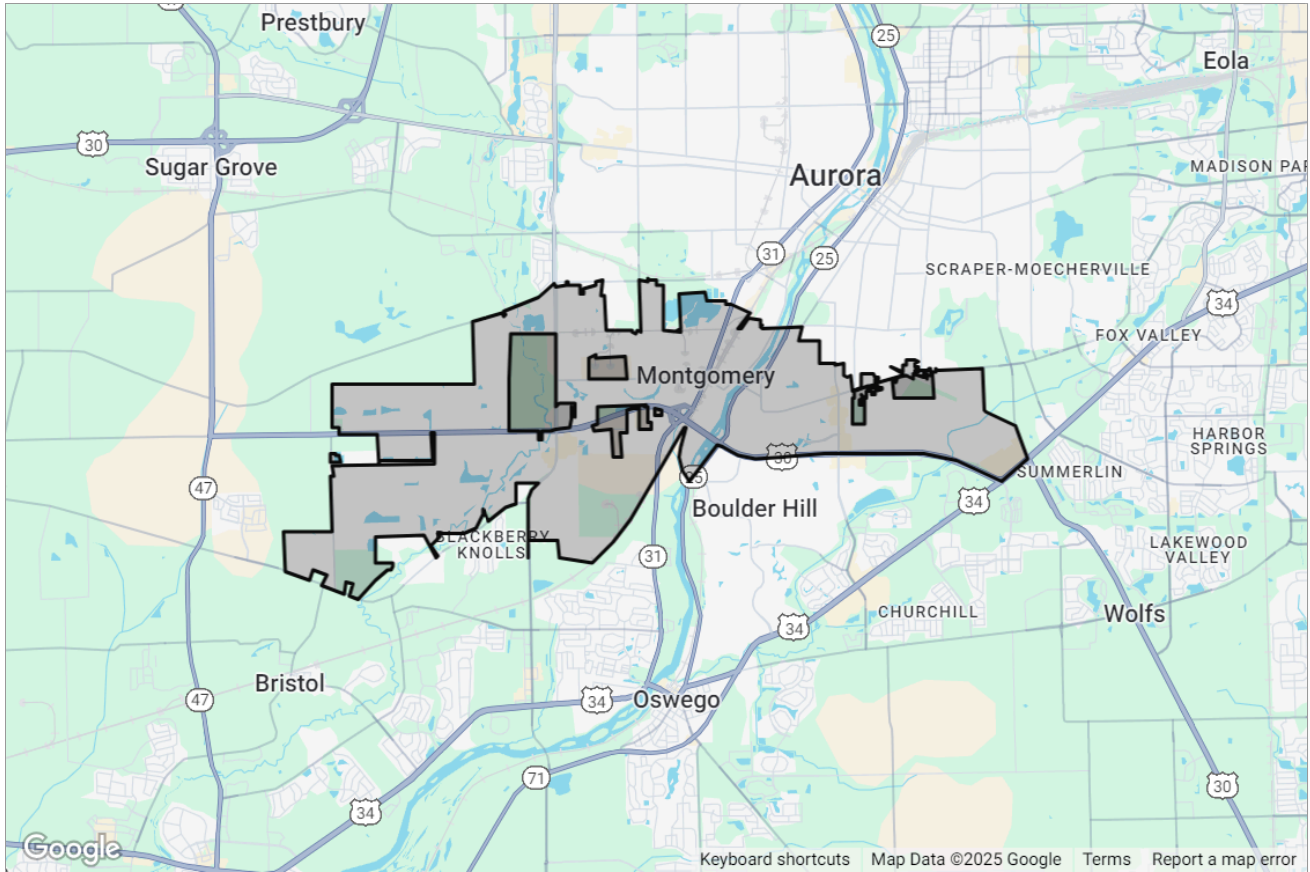NEIGHBORHOOD REPORT

Montgomery, Illinois

Presented by

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RPR

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Neighborhood: Housing Stats and Charts

	Montgomery	Kane County	Illinois	USA
Median Estimated Home Value	$314K	$371K	$320K	$367K
Estimated Home Value 12-Month Change	+11.7%	+6.3%	+5.7%	+2.1%
Median List Price	$299K	$405K	$299K	–
List Price 1-Month Change	-4%	+1.3%	-0.3%	–
List Price 12-Month Change	+13%	+1.5%	+3.5%	–
Median Home Age	37	46	46	44
Own	76%	75%	67%	65%
Rent	24%	25%	33%	35%
$ Value of All Buildings for which Permits Were Issued	–	$545M	$4.52B	$365B
% Change in Permits for All Buildings	–	+35%	-2%	-6%
% Change in $ Value for All Buildings	–	+74%	-5%	-5%

Median Sales Price vs. Sales Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median Sales Price Public Records
■ Median Sales Price Listings
■ Sales Volume Public Records
■ Sales Volume Listings

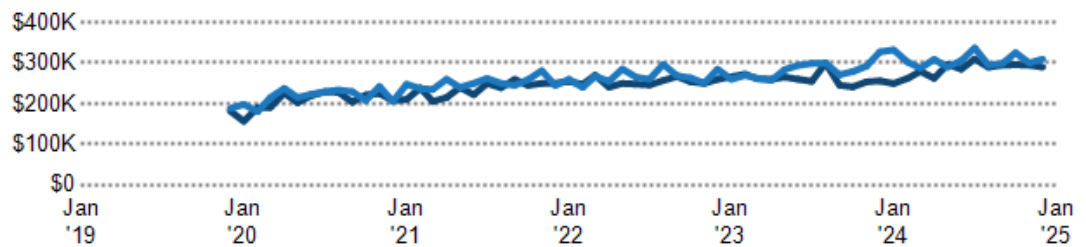## Median Listing Price vs. Listing Volume

This chart compares the listings and public records sales price trend and sales volume for homes in an area.
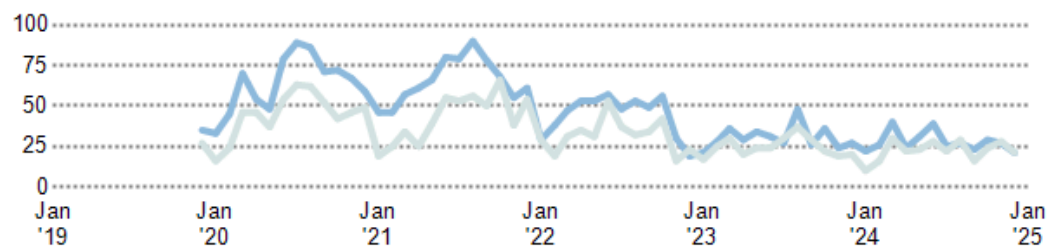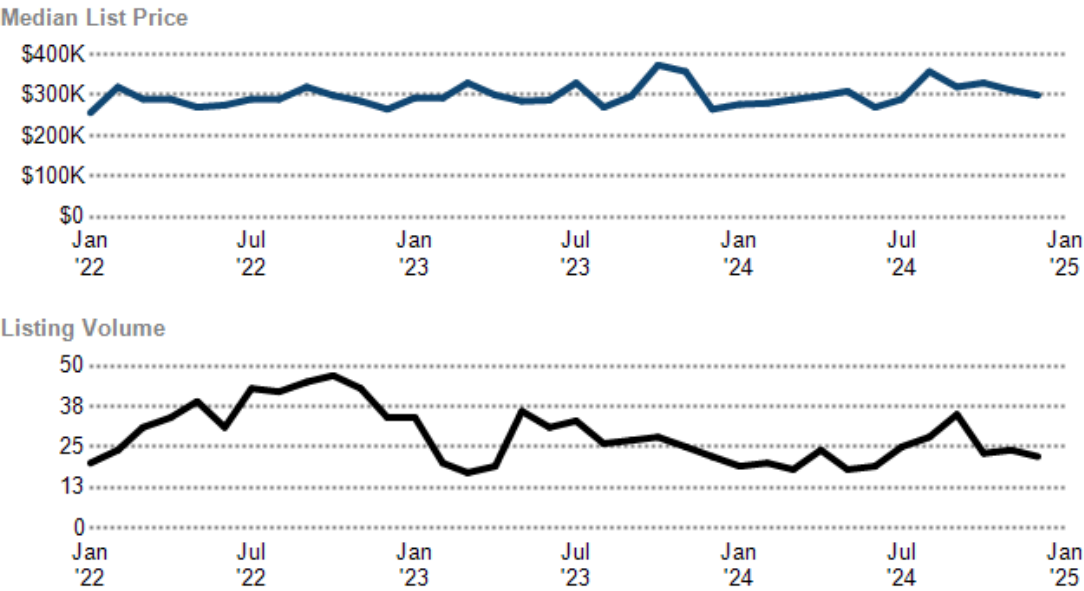
Data Source: Public Record and Listing data

Update Frequency: Monthly

■ Median List Price
■ Listing Volume
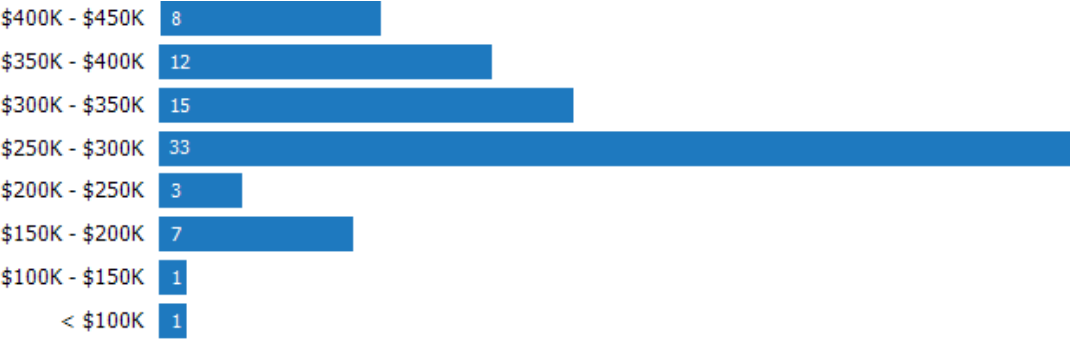
Median List Price

Listing Volume

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Range

Price Range	Count
$400K - $450K	8
$350K - $400K	12
$300K - $350K	15
$250K - $300K	33
$200K - $250K	3
$150K - $200K	7
$100K - $150K	1
< $100K	1

Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

■ Sales Count By Price Per Sq Ft

Price per Sq Ft	Count
> $250	18
$225 - $250	3
$200 - $225	12
$175 - $200	15
$150 - $175	12
$125 - $150	12
$100 - $125	4
< $75	2

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Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily

▮ Sales Count By Living Area

Size	Count
> 2200 sq. ft.	16
2000 - 2200 sq. ft.	3
1800 - 2000 sq. ft.	1
1600 - 1800 sq. ft.	11
1400 - 1600 sq. ft.	13
1200 - 1400 sq. ft.	12
1000 - 1200 sq. ft.	10
< 1000 sq. ft.	12

Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily

▮ Sales Count by Age of House

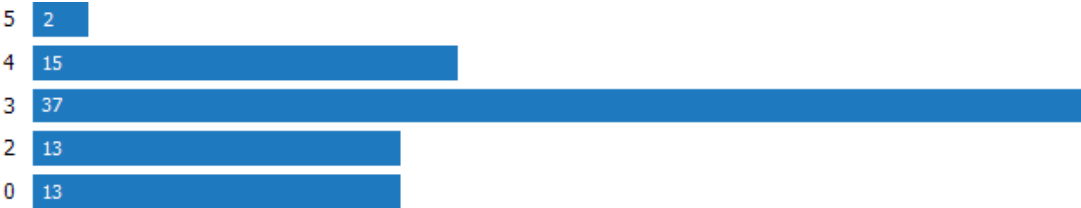| Age	Count
> 70	8
60 - 70	21
50 - 60	9
40 - 50	2
30 - 40	3
20 - 30	30
10 - 20	5

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily

▮ Sales Count by Bedroom

Bedrooms	Count
5	2
4	15
3	37
2	13
0	13

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Neighborhood: People Stats and Charts

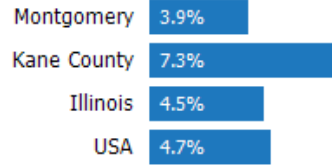|	Montgomery	Kane County	Illinois	USA
Population	20.6K	517K	12.8M	331M
Population Density per Sq Mi	2.22K	996	230	93.6
Population Change since 2020	+8.4%	0%	-0.7%	+1.8%
Median Age	32	38	39	39
Male / Female Ratio	54%	50%	49%	50%

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Education Levels of Population

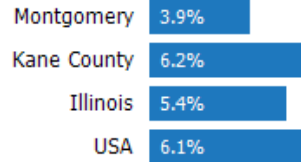This chart shows the educational achievement levels of adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2021

Update Frequency: Annually

Less Than 9th Grade

Montgomery	3.9%
Kane County	7.3%
Illinois	4.5%
USA	4.7%

9-12th Grade/No Diploma

Montgomery	3.9%
Kane County	6.2%
Illinois	5.4%
USA	6.1%

High School Graduate

Montgomery	30.4%
Kane County	22.6%
Illinois	25.3%
USA	26.4%

Associate Degree

Montgomery	33.5%
Kane County	27.6%
Illinois	28.1%
USA	28.5%

Bachelor's Degree

Montgomery	21%
Kane County	23.4%
Illinois	22%
USA	20.9%

At Least a College Education

Montgomery	28.4%
Kane County	36.3%
Illinois	36.7%
USA	34.3%

Grad/Professional Degree

Montgomery	7.4%
Kane County	13%
Illinois	14.7%
USA	13.4%

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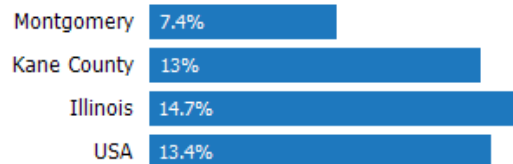
Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Montgomery

Age Group	Value
Toddlers	1,305
Elementary School	1,475
Middle School	1,977
High School	1,453

Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Montgomery

Age Group	Value
18-20	1,298
21-24	1,263
25-34	2,433
35-54	6,098
55-64	1,622
65-74	989
75 or Older	731

Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

■ Montgomery

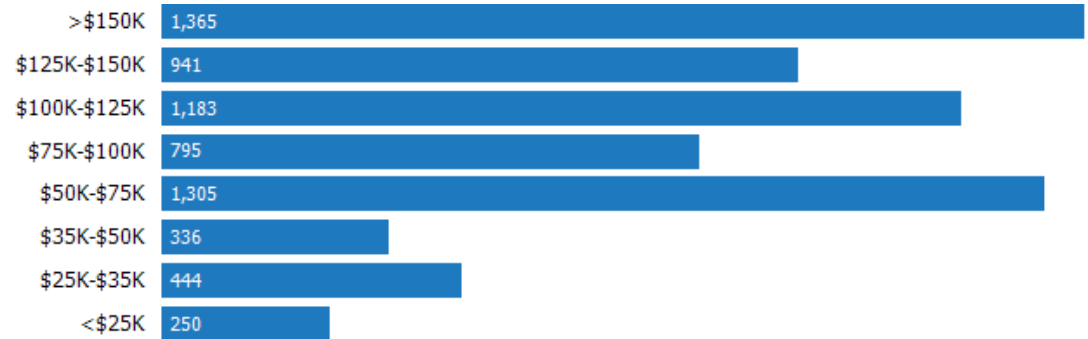| Category	Value
Married with Children	2,381
Married without Children	1,619
Single with Children	423

Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

■ Montgomery

Income Bracket	Value
>$150K	1,365
$125K-$150K	941
$100K-$125K	1,183
$75K-$100K	795
$50K-$75K	1,305
$35K-$50K	336
$25K-$35K	444
<$25K	250

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Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially

■ Kane County

Votes Democrat	49.7%
Votes Republican	48.6%

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Neighborhood: Economic Stats and Charts

	Montgomery	Kane County	Illinois	USA
Income Per Capita	$34,600	$44,523	$43,198	$41,261
Median Household Income	$105,240	$96,400	$78,433	$75,149
Unemployment Rate	–	4.7%	5.2%	4.3%
Unemployment Number	–	12.6K	339K	7.16M
Employment Number	–	254K	6.23M	–
Labor Force Number	–	267K	6.57M	168M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics
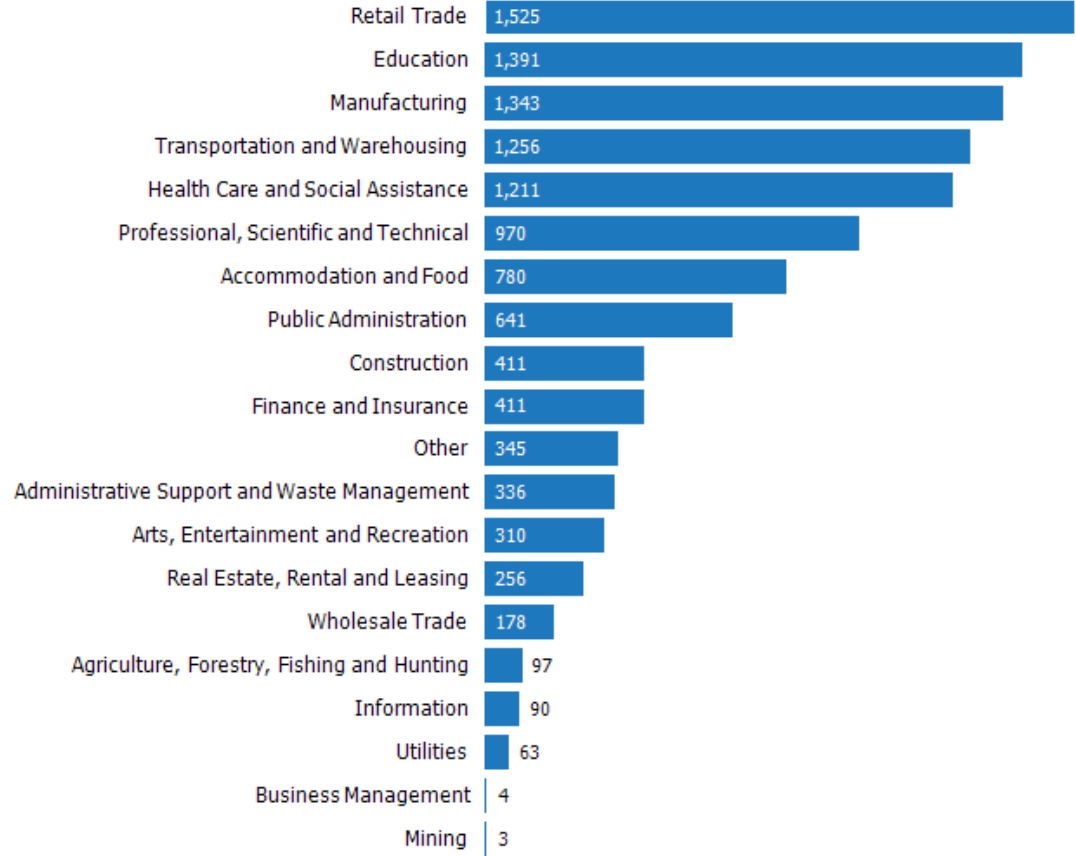
Update Frequency: Monthly

- Kane County
- Illinois
- USA
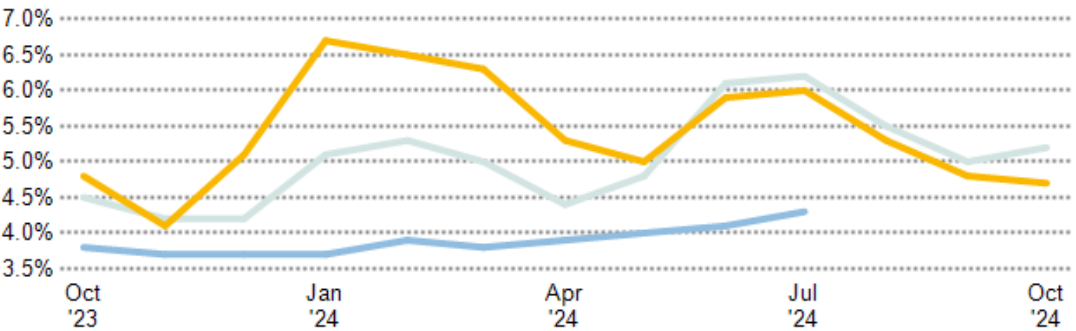
Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Montgomery

Category	Value
Retail Trade	1,525
Education	1,391
Manufacturing	1,343
Transportation and Warehousing	1,256
Health Care and Social Assistance	1,211
Professional, Scientific and Technical	970
Accommodation and Food	780
Public Administration	641
Construction	411
Finance and Insurance	411
Other	345
Administrative Support and Waste Management	336
Arts, Entertainment and Recreation	310
Real Estate, Rental and Leasing	256
Wholesale Trade	178
Agriculture, Forestry, Fishing and Hunting	97
Information	90
Utilities	63
Business Management	4
Mining	3

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Neighborhood: Quality of Life Stats and Charts

Quality of Life in 60538

	Montgomery	Kane County	Illinois	USA
Elevation (in feet)	758	811	621	–
Annual Rainfall (in inches)	35.01	35.01	37.32	–
Annual Snowfall (in inches)	30.05	33.69	23.41	–
Days of Full Sun (per year)	83	83	93	–
Travel Time to Work (in minutes)	34	29	28	27
Water Quality - Health Violations	–	0	–	–
Water Quality - Monitoring and Report Violations	–	1	–	–
Superfund Sites	0	2	77	2,466
Brownfield Sites	No	Yes	Yes	–

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

■ Montgomery

<15 Minutes	18.7%
15-30 Minutes	29.4%
30-45 Minutes	21.6%
45-60 Minutes	13.8%
>1 Hour	16.6%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually

■ Montgomery

Drive/Carpool/Motorcycle	10,012
Work at Home	917
Walk	35
Public Transit	28
Bicycle	20

Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually

■ Montgomery

|	
Avg. January Min. Temp	8
Avg. January Max. Temp	32
Avg. July Min. Temp	65
Avg. July Max. Temp	85

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AARP Livability™ Index for 60538

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: AARP

Update Frequency: Annual

0-19   20-39   40-59   60-79   80-100

Total Score

53 / 100

A score over 50 is above average
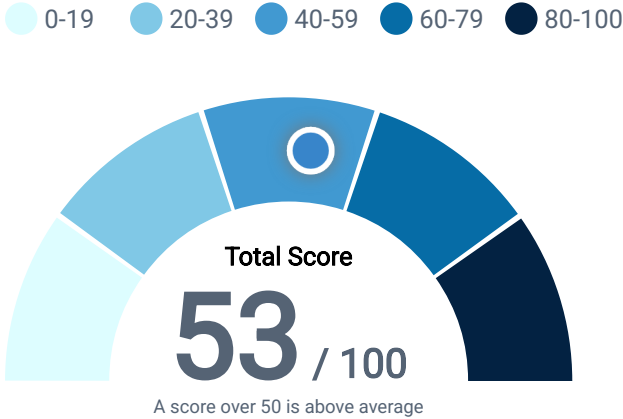
Housing Affordability & Access	**37**
Neighborhood Access to Life, Work & Play	**56**
Transportation Safe & Convenient Options	**43**
Environment Clean Air & Water	**59**
Health Prevention, Access & Quality	**53**
Engagement Civic & Social Involvement	**46**
Opportunity Inclusion & Possibilities	**78**