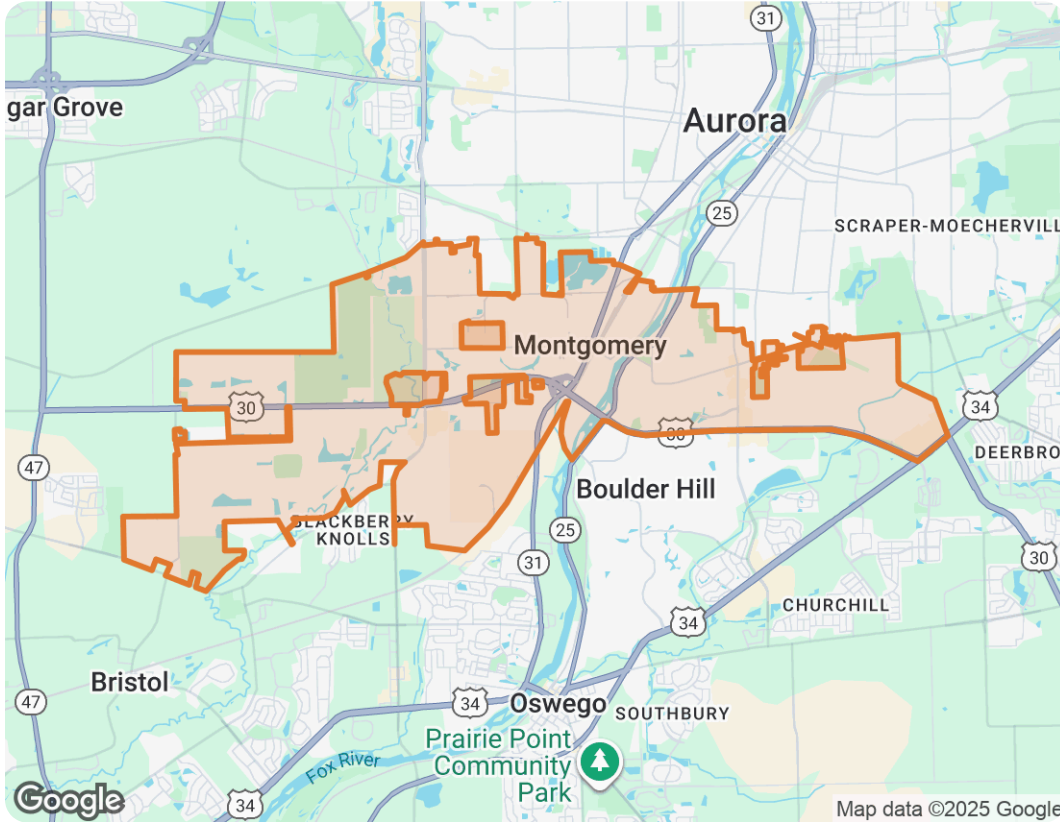


Montgomery, Illinois



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Market Trends

Market Trends for Montgomery, Illinois

Single Family + Condo/Townhouse/Apt.

September 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

0.47

↓ 6% MoM

Sold to List Price %

—

Median Days in RPR

—

Median Sold Price

—

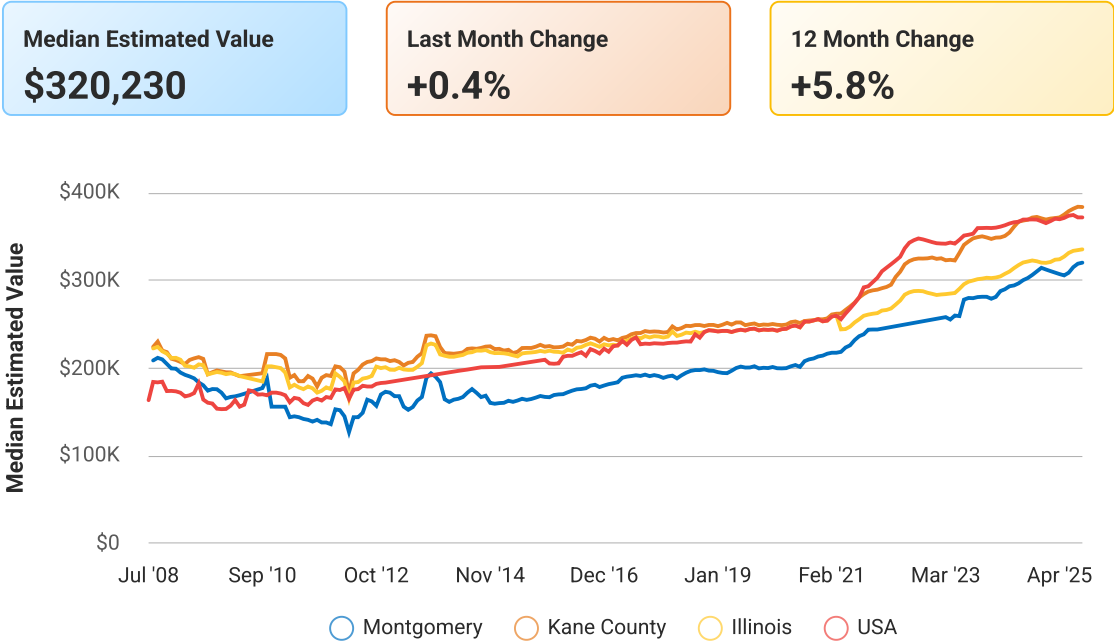
September 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



September 2025 Active Listings

Montgomery, Illinois

Single Family + Condo/Townhouse/Apt.

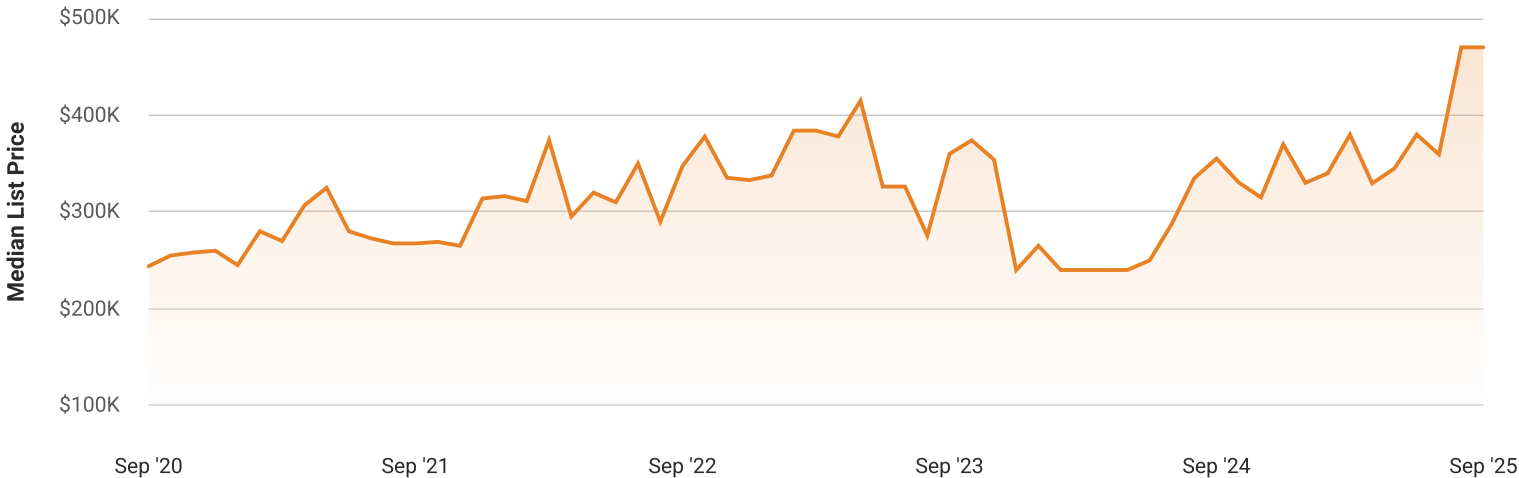
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$469,990

0% Month over Month



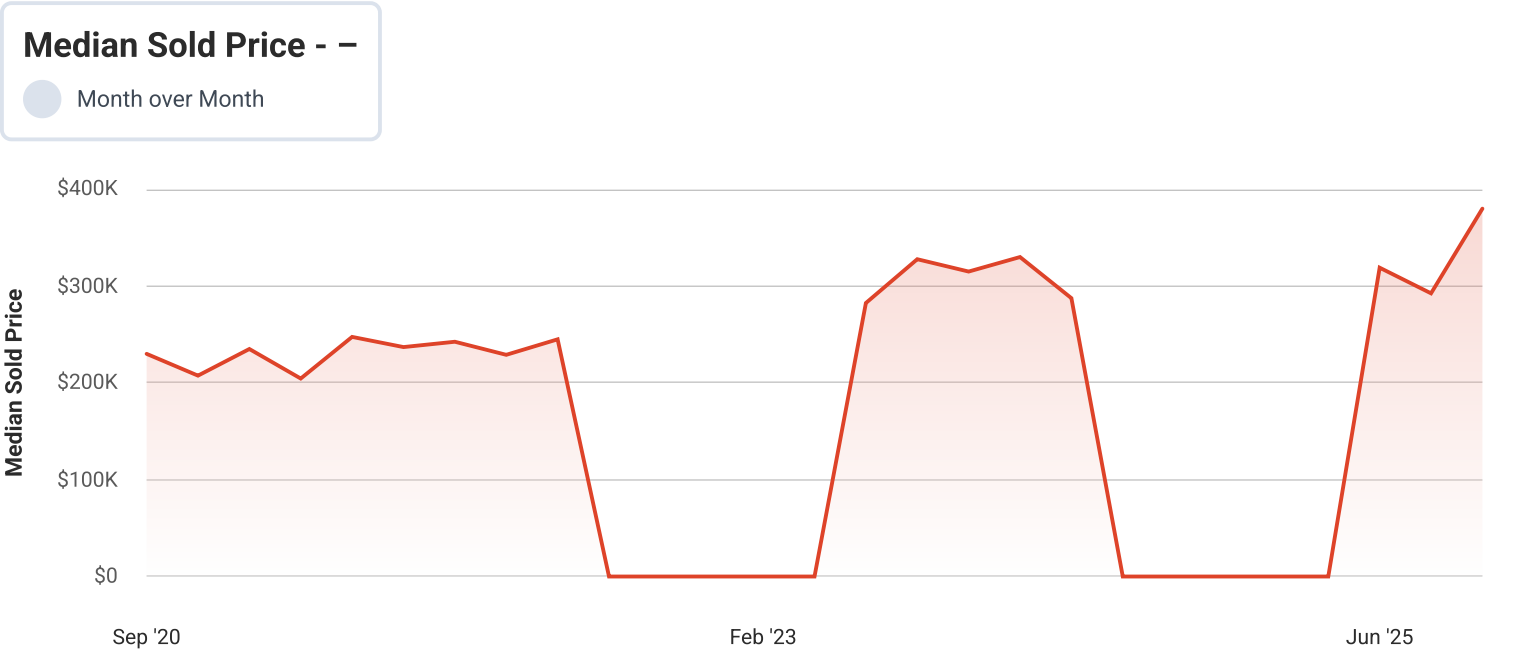
Sold Listings

Montgomery, Illinois

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources
Update Frequency: Monthly

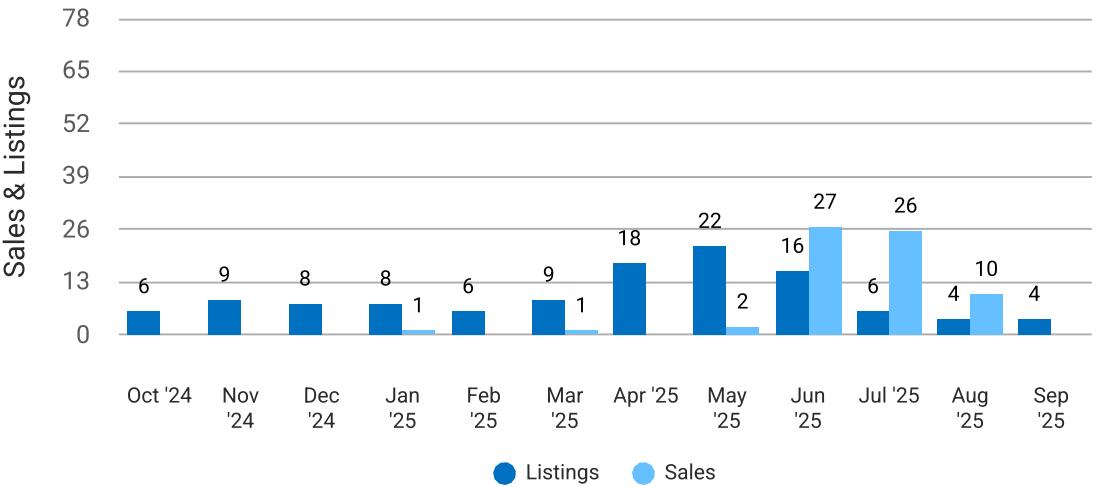


Total Sales and Active Listings

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed
Update Frequency: Monthly



Median Sold Price vs Sold Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



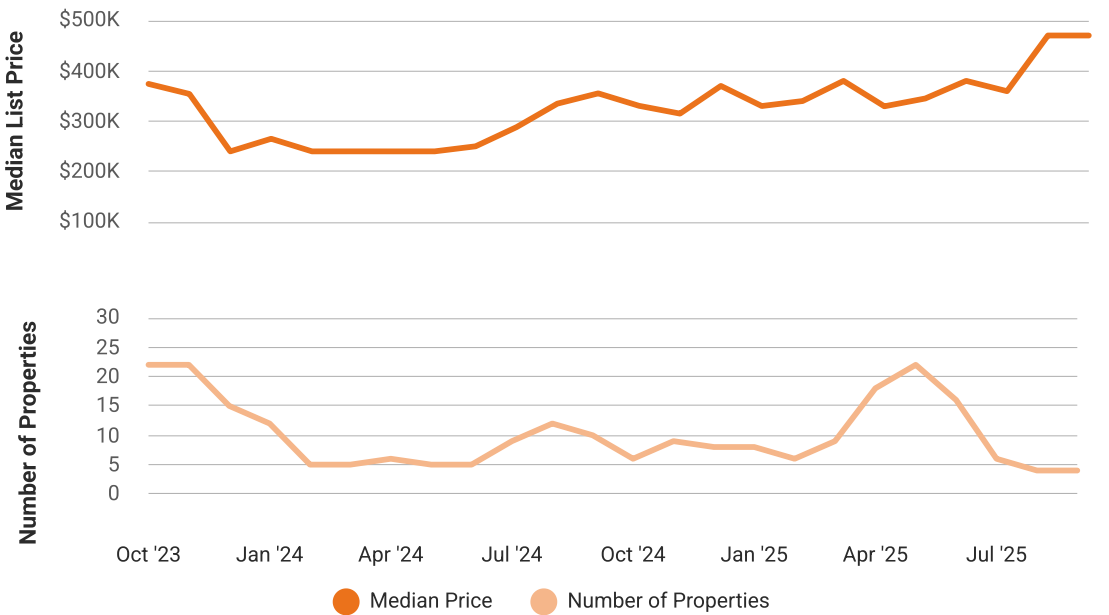
Median List Price vs Active Listings

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2025	\$320,230	\$319,010 +0.38%	\$308,780 +3.71%	\$302,660 +5.81%	\$279,710 +14.49%	–
Median Sold Price Last Updated: 9/30/2025	–	\$380,000	\$319,000	–	–	–
Median List Price Last Updated: 9/30/2025	\$469,990	\$469,990 0%	\$379,950 +23.7%	\$355,141 +32.34%	\$359,950 +30.57%	\$347,400 +35.29%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

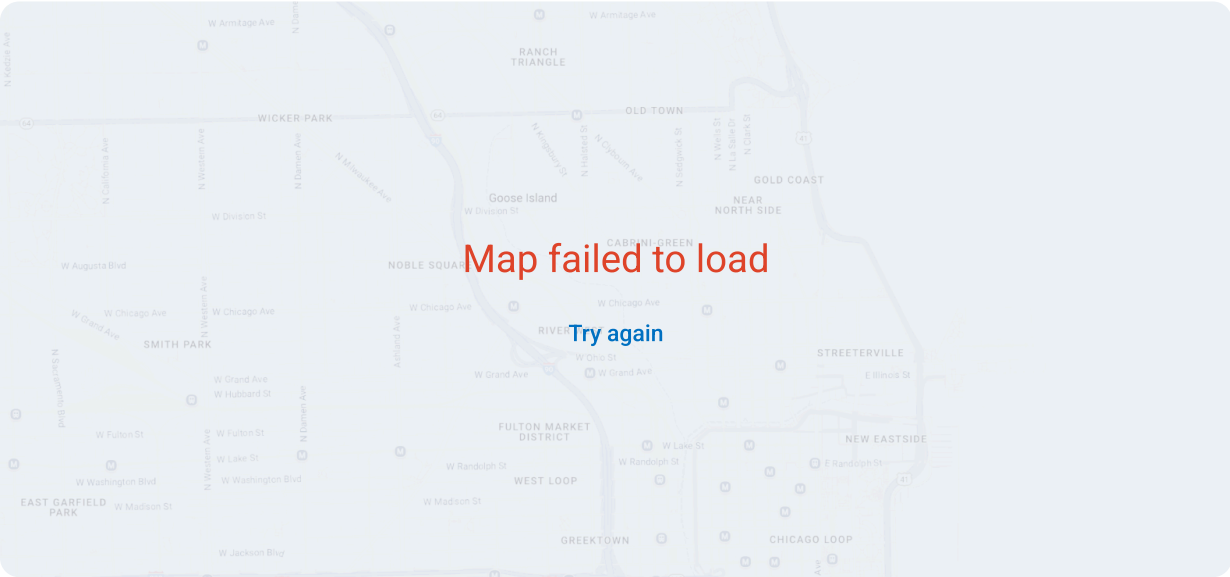
Market Activity

Market Activity Filters

- Sort Order: Recently updated
- Maximum Properties Per Change Type: 10
- Change Types: New Listings, Pending, Closed
- Property Types: Single Family, Condo/Townhouse/Apt
- Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



- Legend
- For Sale

For Sale Pending

Distressed For Sale or Lease

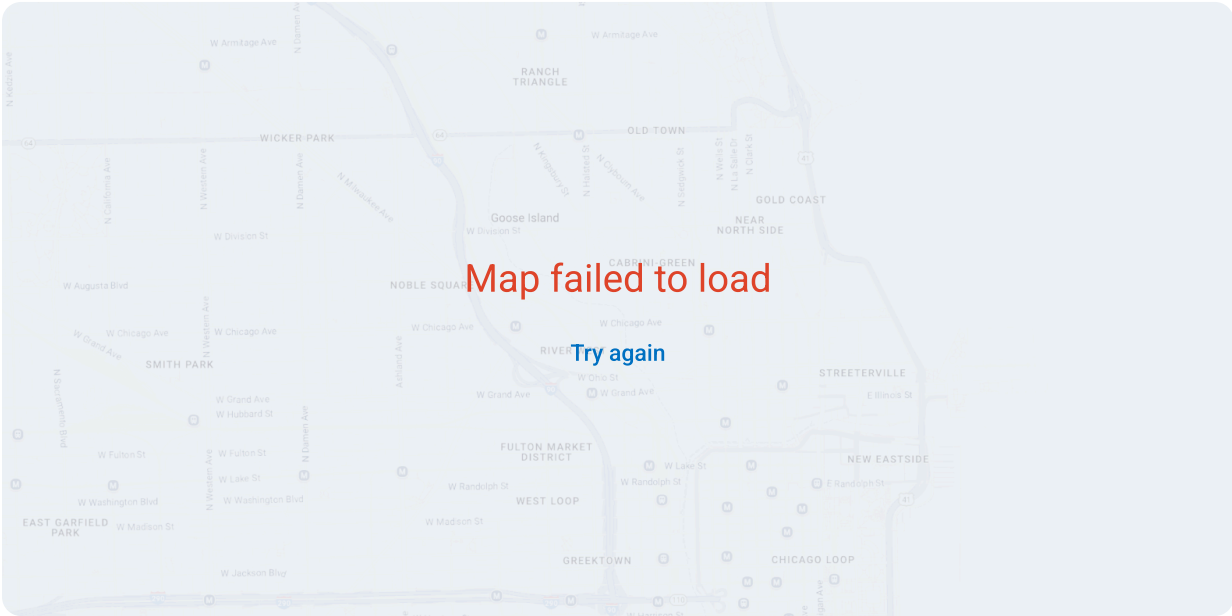
Recently Closed

	New	Pending	Closed
Number of Properties	10	4	10
Lowest Listing Price / Est.Value	\$269,000	\$240,000	\$260,000
Median Listing Price / Est.Value	\$312,500	\$461,990	\$316,000
Highest Listing Price / Est.Value	\$469,990	\$484,990	\$491,000
Average Price / sqft	\$177	\$228	\$170
Median Price / sqft	\$178	\$225	\$168
Average Days in RPR	16	34	18
Median Days in RPR	8	38	18
Total Volume	\$2,628,389	\$1,648,970	\$3,365,000
Source	Listings	Listings	Public Records & Listings

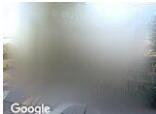
Market Activity Breakdown

New

Source: Listings



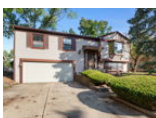
- Legend
- Active For Sale
- Pending

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 2254 Gallant Fox Cir Montgomery, IL 60538 MLS ID: 12496682 ● Active / For Sale Listing Courtesy of HomeSmart Realty Group	Single Family	3/3	1,620	7,841 sqft	2005	10/15/2025 6 days	\$300,000 \$185/sq ft
2	 986 Garnet Ln Montgomery, IL 60538 MLS ID: 12489231 ● Active / For Sale Listing Courtesy of Daynae Gaudio	Single Family	4/3	2,051	9,148 sqft	2025	10/6/2025 15 days	\$469,990 \$229/sq ft
3	 1325 Douglas Ave Montgomery, IL 60538 MLS ID: 12437972 ● Active / For Sale Listing Courtesy of Coldwell Banker Realty	Single Family	3/2	2,256	0.28 acres	1964	8/5/2025 77 days	– –/sq ft
4	 125 S Main St Montgomery, IL 60538 MLS ID: 12468112 ● Active Under Contract / For Sale Listing Courtesy of RE/MAX Professionals Select	Single Family	4/2	1,899	8,276 sqft	1920	10/14/2025 7 days	\$325,000 \$171/sq ft
5	 1422 Manning Ave Montgomery, IL 60538 MLS ID: 12481036 ● Active / For Sale Listing Courtesy of MBC Realty & Insurance Group I	Single Family	3/3	2,034	1,254 sqft	2006	9/25/2025 26 days	\$329,900 \$162/sq ft

Market Activity Report

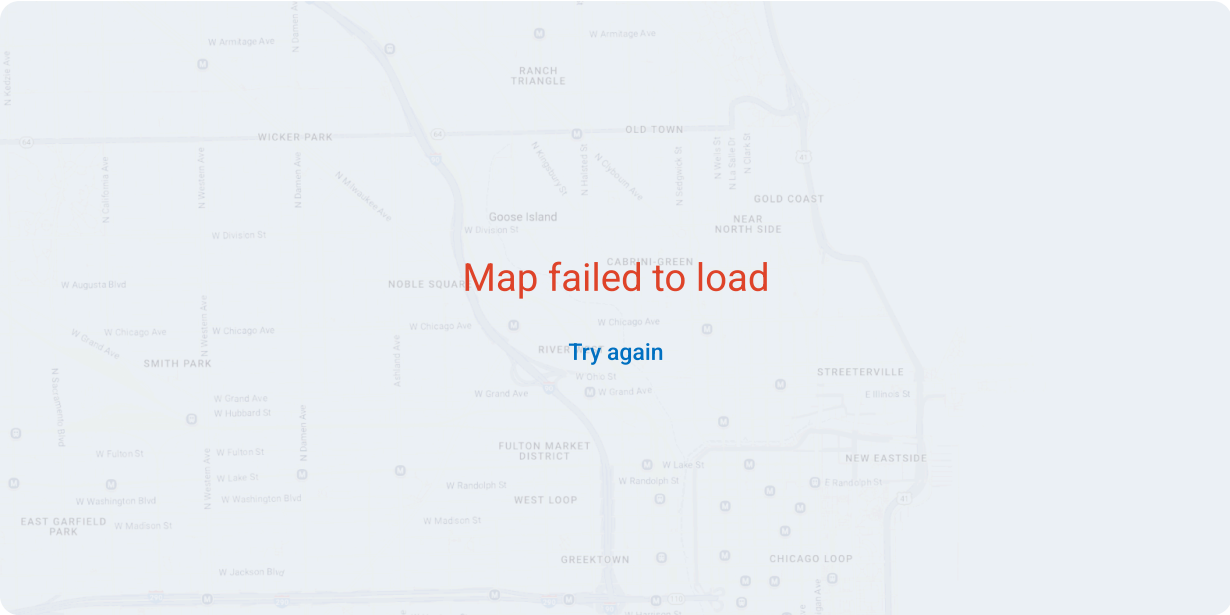
Montgomery, Illinois



New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 3 Scarsdale Rd Montgomery, IL 60538 MLS ID: 12444275 ● Active / For Sale Listing Courtesy of Coldwell Banker Realty	Single Family	4/2	1,949	1,947 sqft	1962	10/10/2025 11 days	\$269,000 \$138/sq ft
7	 2212 Gallant Fox Cir Montgomery, IL 60538 MLS ID: 12495460 ● Active / For Sale Listing Courtesy of Legacy Properties	Single Family	3/3	1,620	7,841 sqft	2005	10/14/2025 7 days	\$299,500 \$185/sq ft
8	 2417 Geneva Ln Montgomery, IL 60538 MLS ID: 12494137 ● Active / For Sale Listing Courtesy of Coldwell Banker Realty	Single Family	4/3	2,443	8,276 sqft	2003	10/12/2025 9 days	– –/sq ft
9	 1321 Raymond Dr Montgomery, IL 60538 MLS ID: 12499203 ● Active / For Sale Listing Courtesy of Coldwell Banker Real Estate Group	Single Family	3/2	1,405	8,407 sqft	1948	10/19/2025 2 days	\$284,999 \$203/sq ft
10	 47 Old Post Rd Montgomery, IL 60538 MLS ID: 12496272 ● Active / For Sale Listing Courtesy of Coldwell Banker Realty	Single Family	4/3	2,464	0.38 acres	1970	10/18/2025 3 days	\$350,000 \$142/sq ft

Pending

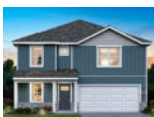
Source: Listings



Legend

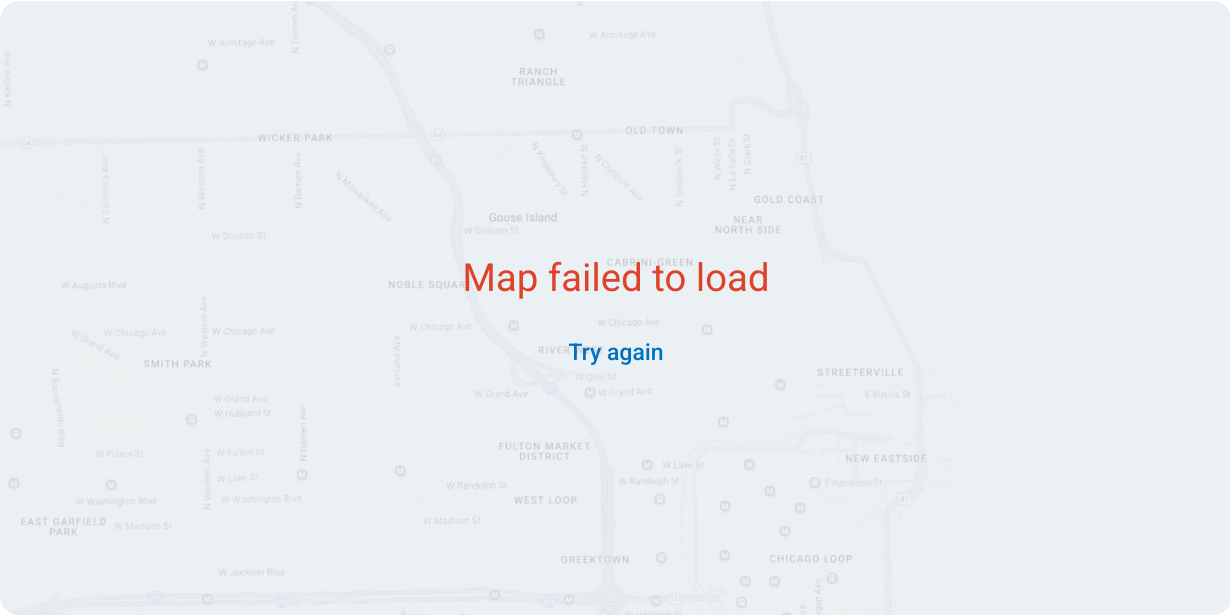
● Pending



Pending: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 962 Garnet Ln Montgomery, IL 60538 MLS ID: 12463291 Pending / For Sale Listing Courtesy of Daynae Gaudio	Single Family	4/3	2,051	– 2025	9/4/2025	\$449,990 \$219/sq ft	10/20/2025 46 days
2	 1042 Emerald Dr Montgomery, IL 60538 MLS ID: 12456039 Pending / For Sale Listing Courtesy of Daynae Gaudio	Single Family	4/3	2,051	8,712 sqft 2025	8/26/2025	\$473,990 \$231/sq ft	9/24/2025 29 days
3	 2257 Rebecca Cir Montgomery, IL 60538 MLS ID: 12477270 Pending / For Sale Listing Courtesy of Iconic Real Estate of Illinois Inc	Single Family	2/2	934	4,792 sqft 2002	9/27/2025	\$240,000 \$257/sq ft	10/7/2025 10 days
4	 982 Garnet Ln Montgomery, IL 60538 MLS ID: 12431288 Pending / For Sale Listing Courtesy of Daynae Gaudio	Single Family	4/3	2,356	9,148 sqft 2025	7/28/2025	\$484,990 \$206/sq ft	9/15/2025 49 days

Closed

Source: Public Records and Listings



Legend

Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1		Single Family	2/2	1,670	—	10/17/2025	\$292,000	1.02%
	2017				18 days	\$175/sq ft		
	Closed / For Sale							
Courtesy of Baird & Warner Real Estate								

Montgomery, Illinois

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %	
2		2717 Avalon Ln Montgomery, IL 60538 Closed / Public Record	Single Family	3/3	2,576	8,712 sqft 2003	9/25/2025 – days	\$330,000 \$138/sq ft	–
3		2142 Gallant Fox Cir Montgomery, IL 60538 Closed / Public Record	Condo/Townhouse/Apt.	3/3	1,620	7,841 sqft 2005	10/1/2025 – days	\$260,000 \$165/sq ft	–
4		2943 Heather Ln Montgomery, IL 60538 Closed / Public Record	Single Family	4/3	2,914	7,405 sqft 2004	10/1/2025 – days	\$430,000 \$151/sq ft	–
5		2455 Hillsboro Ln Montgomery, IL 60538 Closed / Public Record	Single Family	4/2	1,700	3,920 sqft 2003	9/29/2025 – days	\$305,000 \$175/sq ft	–
6		2490 Mayfield Dr Montgomery, IL 60538 Closed / Public Record	Single Family	2/2	1,508	4,356 sqft 2001	9/24/2025 – days	\$285,000 \$187/sq ft	–
7		65 Old Post Rd Montgomery, IL 60538 Closed / Public Record	Single Family	4/3	2,608	0.39 acres 1974	9/29/2025 – days	\$380,000 \$150/sq ft	–
8		120 Riverside Dr Montgomery, IL 60538 Closed / Public Record	Single Family	–/1	1,110	5,663 sqft 1953	10/2/2025 – days	\$265,000 \$234/sq ft	–
9		3376 Helene Rieder Dr Montgomery, IL 60538 Closed / Public Record	Single Family	3/3	1,774	2,178 sqft 2022	9/18/2025 – days	\$327,000 \$185/sq ft	–
10		3120 Secretariat Ln Montgomery, IL 60538 Closed / Public Record	Single Family	4/3	3,240	0.27 acres 2007	9/12/2025 – days	\$491,000 \$151/sq ft	–

Montgomery, Illinois

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- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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