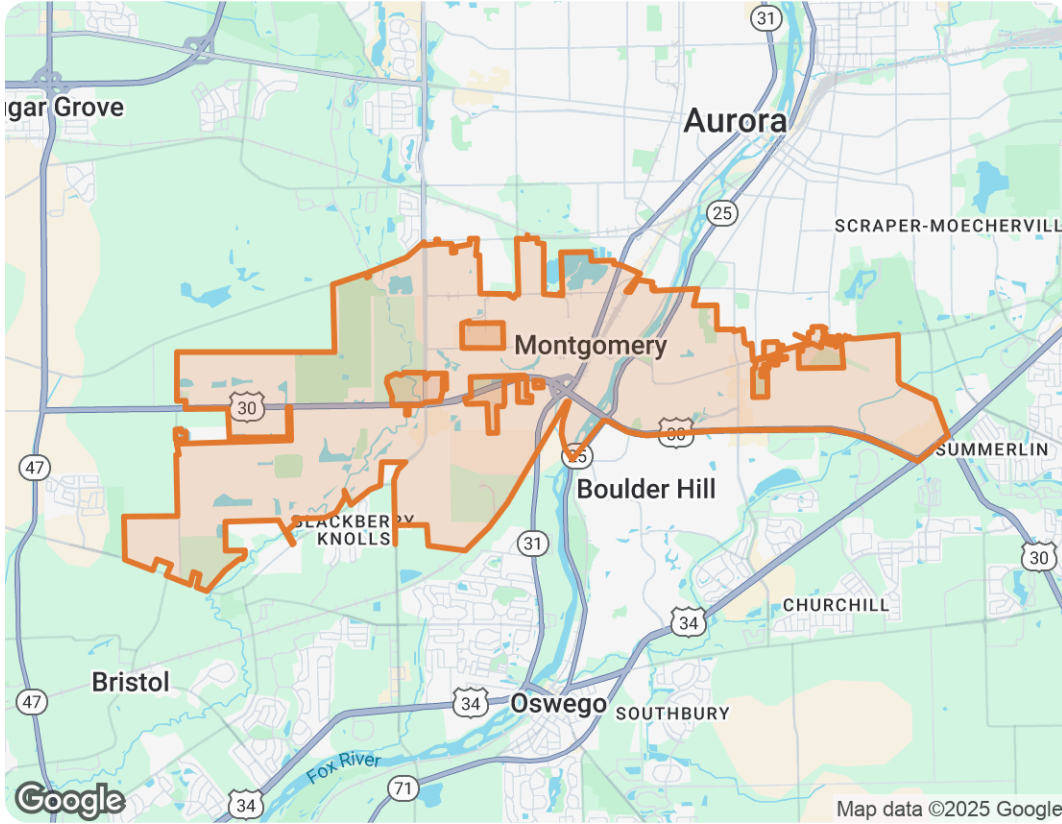


Montgomery, Illinois



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Market Trends

Market Trends for Montgomery, Illinois

Single Family + Condo/Townhouse/Apt.

January 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

0.98

↑ 6.52% MoM

Sold to List Price %

100.1%

↓ 0.46% MoM

Median Days in RPR

20

↑ 53.85% MoM

Median Sold Price

\$300,000

↓ 3.23% MoM

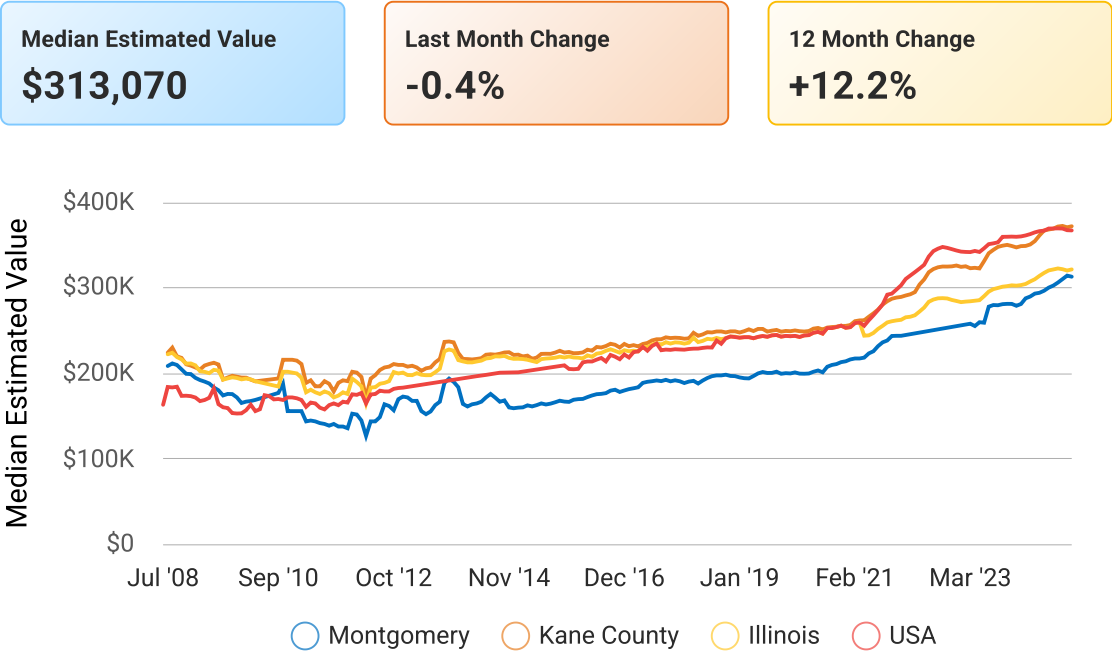
January 2025 Median Estimated Property Value

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



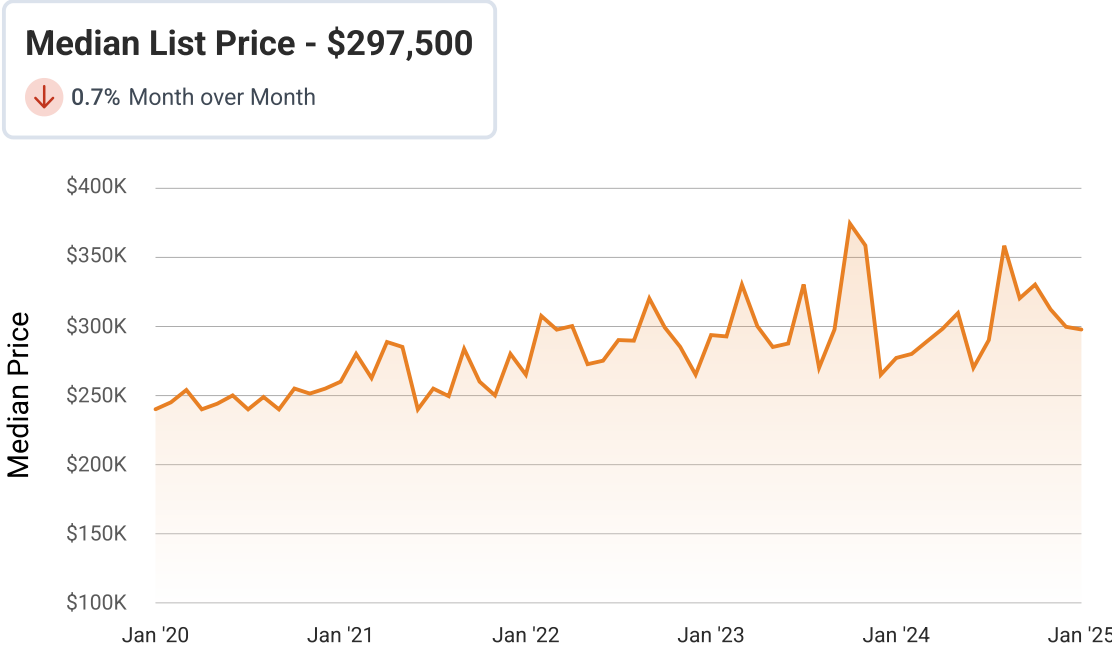
Active Listings

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



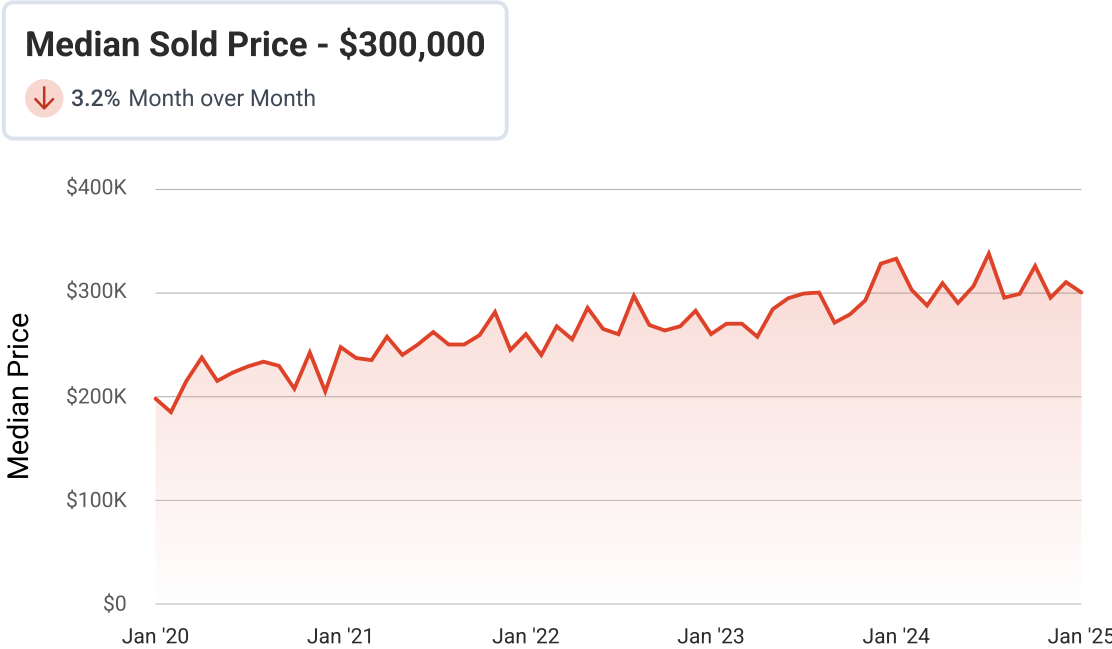
Sold Listings

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



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: 1/31/2025	–	\$314,330 -0.4%	\$306,200 +2.24%	\$279,080 +12.18%	–	–
Median Sold Price Last Updated: 1/31/2025	–	\$304,500 -8.05%	\$295,000 -5.08%	\$249,500 +12.22%	\$266,400 +5.11%	\$255,000 +9.8%
Median List Price Last Updated: 1/31/2025	–	\$299,450 -0.65%	\$329,900 -9.82%	\$277,000 +7.4%	\$293,500 +1.36%	\$264,900 +12.31%

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.

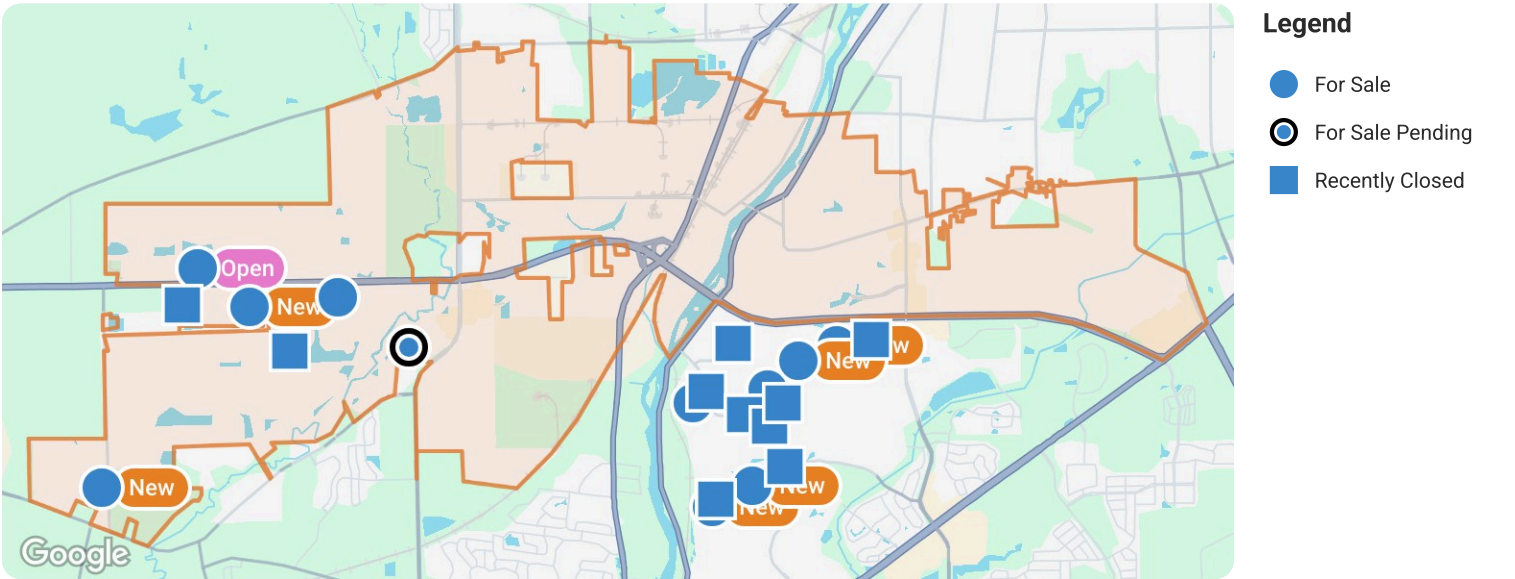
Market Activity

Market Filters Selected

- Sort Order: Recently updated
- Maximum Properties Per Change Type: 90
- Change Types: New Listings, Pending, Closed
- Property Types: Single Family, Condo/Townhouse/Apt
- Property Features: Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months

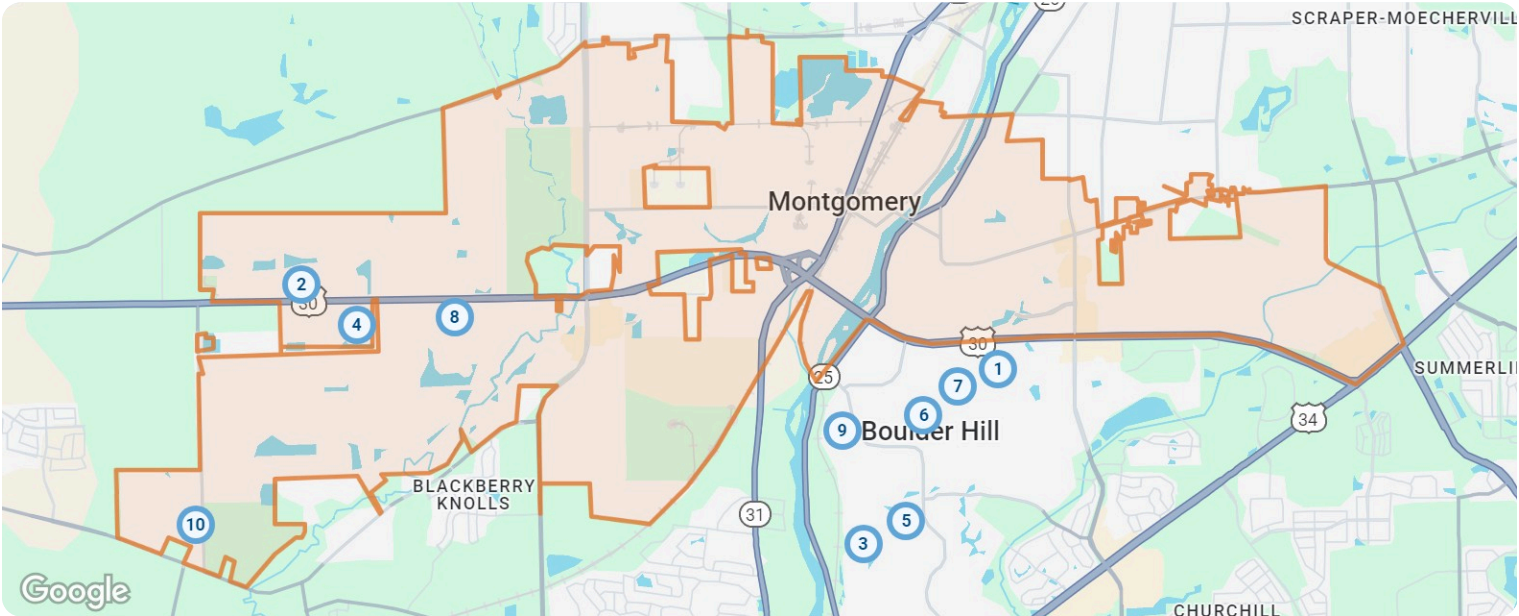







	New	Pending	Closed
Number of Properties	10	1	10
Lowest Listing Price / Est.Value	\$215,000	\$450,000	\$175,000
Median Listing Price / Est.Value	\$329,950	\$450,000	\$277,000
Highest Listing Price / Est.Value	\$415,000	\$450,000	\$350,000
Average Price / sqft	\$193	\$155	\$205
Median Price / sqft	\$196	\$155	\$204
Average Days in RPR	10	119	31
Median Days in RPR	7	119	37
Total Volume	\$3,244,900	\$450,000	\$2,795,500
Source	Listings	Listings	Public Records & Listings






Property Details

New

Source: Listings

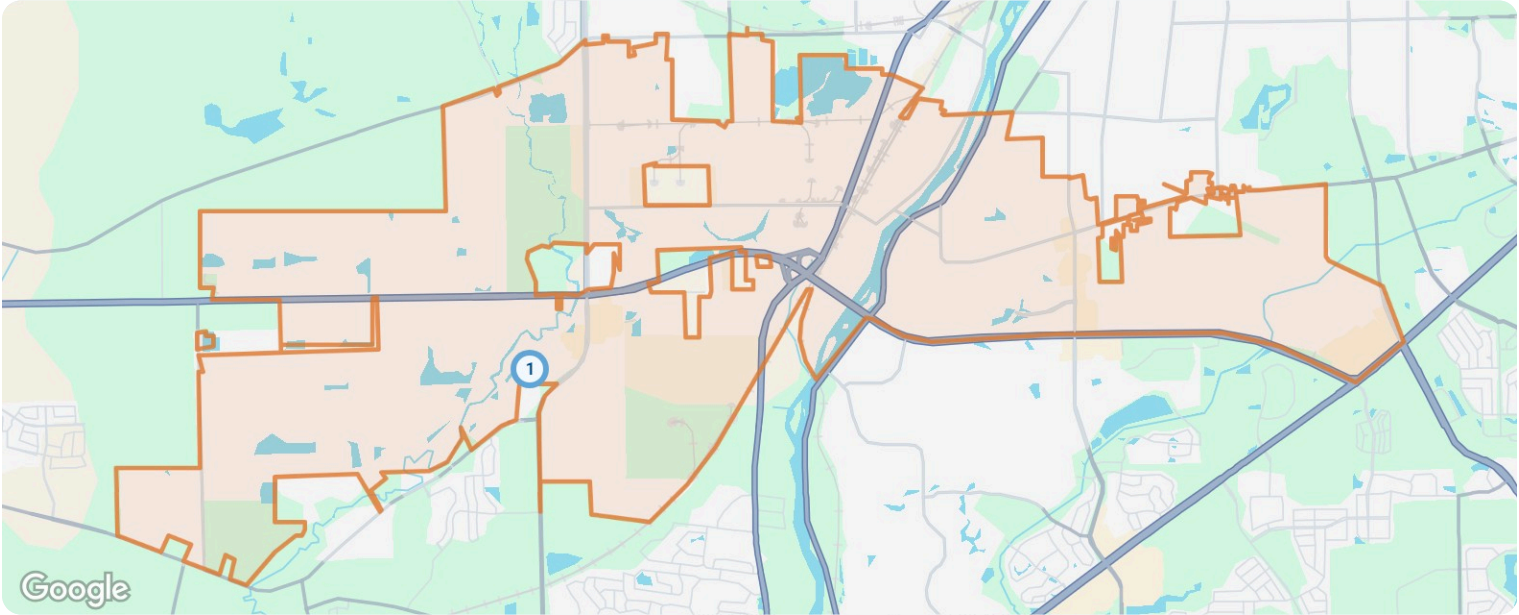


New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	<div><div><div>52 Ingleshire Rd</div><div>Montgomery, IL 60538</div><div>MLS ID: 12289069</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Coldwell Banker Real Estate Group</div></div>	Single Family	3/2	1,500	–	1975	2/11/2025 2 days	\$329,900 \$220/sq ft
2	<div><div><div>1837 Cambridge Ln</div><div>Montgomery, IL 60538</div><div>MLS ID: 12272576</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Baird & Warner Fox Valley - Geneva</div></div>	Single Family	4/4	2,481	7,623 sq ft	2003	2/13/2025 – days	\$415,000 \$167/sq ft
3	<div><div><div>12 Cebold Dr</div><div>Montgomery, IL 60538</div><div>MLS ID: 12223744</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Keller Williams Inspire - Geneva</div></div>	Single Family	4/2	1,944	9,583 sq ft	1968	1/9/2025 35 days	\$330,000 \$170/sq ft
4	<div><div><div>2854 Frances Ln</div><div>Montgomery, IL 60538</div><div>MLS ID: 12286597</div><div>● Active / For Sale</div></div><div>Listing Courtesy of United Real Estate - Chicago</div></div>	Single Family	4/3	2,154	7,448 sq ft	2005	2/7/2025 6 days	\$400,000 \$186/sq ft
5	<div><div><div>30 Somerset Rd</div><div>Montgomery, IL 60538</div><div>MLS ID: 12284786</div><div>● Active / For Sale</div></div><div>Listing Courtesy of Pilmer Real Estate, Inc</div></div>	Single Family	3/2	1,532	0.25 acres	1973	2/7/2025 6 days	\$295,000 \$193/sq ft


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		61 Circle Dr E Montgomery, IL 60538 MLS ID: 12277241	Single Family	4/2	1,005	–	1960	2/4/2025 9 days	\$225,000 \$224/sq ft
	● Active Under Contract / For Sale								
	Listing Courtesy of Keller Williams Infinity								
7		44 Marnel Rd Montgomery, IL 60538 MLS ID: 12267878	Single Family	4/2	1,872	0.25 acres	1960	2/10/2025 3 days	\$275,000 \$147/sq ft
	● Active / For Sale								
	Listing Courtesy of RE/MAX Professionals Select								
8		2655 Jenna Cir Montgomery, IL 60538 MLS ID: 12282408	Single Family	3/3	1,637	7,840 sq ft	2001	2/4/2025 9 days	\$365,000 \$223/sq ft
	● Active Under Contract / For Sale								
	Listing Courtesy of Results Realty ERA Powered								
9		14 Garden Dr Montgomery, IL 60538 MLS ID: 12282185	Single Family	3/2	1,078	–	1973	2/6/2025 7 days	\$215,000 \$199/sq ft
	● Active Under Contract / For Sale								
	Listing Courtesy of @properties Christie's International Real Estate								
10		2642 Pecos Cir Montgomery, IL 60538 MLS ID: 12274366	Single Family	4/3	1,926	5,000 sq ft	2009	1/19/2025 25 days	\$395,000 \$205/sq ft
	● Active / For Sale								
	Listing Courtesy of Keller Williams Innovate								

Pending

Source: Listings



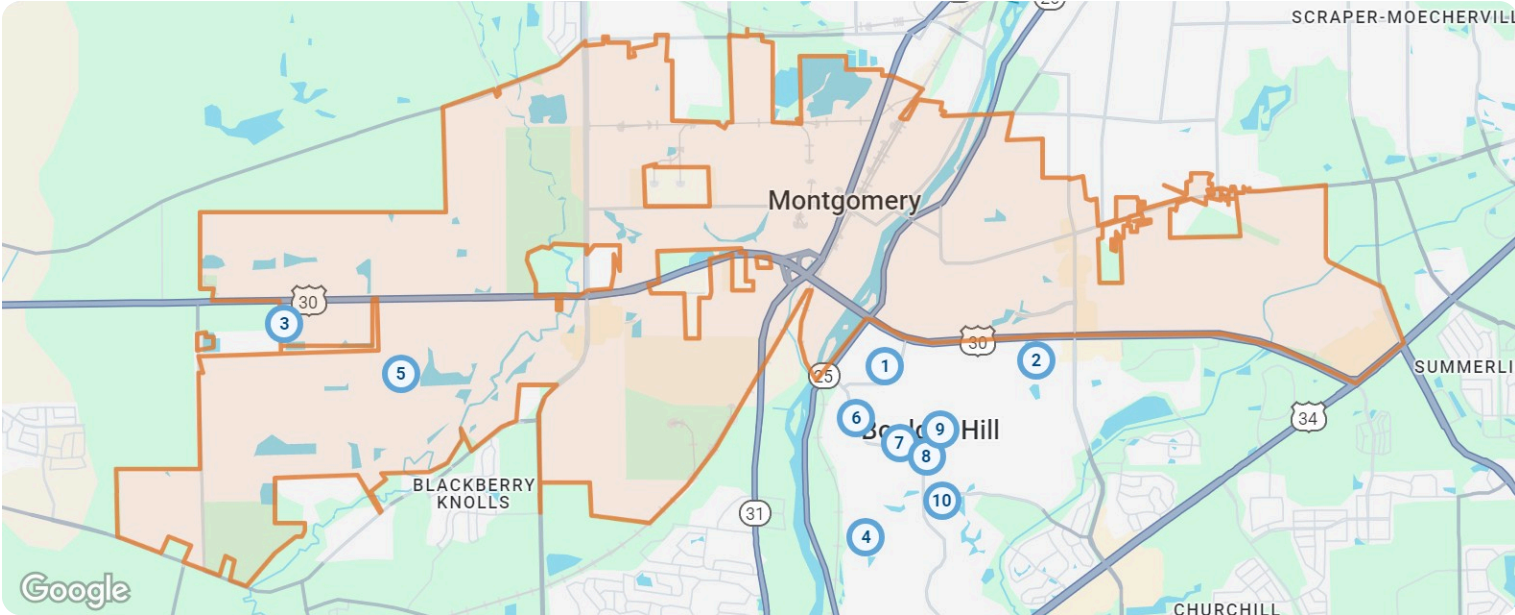
Pending: 1 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
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1		2369 Mayfield Dr Montgomery, IL 60538 MLS ID: 12176531 ● Pending / For Sale	Single Family	4/3	2,907	7,841 sq ft 2015	10/17/2024 \$450,000 \$155/sq ft 11/19/2024 119 days
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Listing Courtesy of @properties Christie's International Real Estate

Closed


Source: Public Records and Listings




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 %
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1		11 Knollwood Dr Montgomery, IL 60538 MLS ID: 12216759 ■ Closed / For Sale	Single Family	4/3	1,710	0.27 acres 1965	1/15/2025 50 days \$350,000 \$205/sq ft ↓ 1.1%
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Courtesy of Keller Williams Success Realty

2		233 Fernwood Rd Montgomery, IL 60538 MLS ID: 12174943 ■ Closed / For Sale	Single Family	3/2	1,212	– 1979	11/25/2024 54 days \$278,000 \$229/sq ft ↑ 2.96%
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Courtesy of City Gate Real Estate Inc.

3		2242 Gallant Fox Cir Montgomery, IL 60538 MLS ID: 12218742 ■ Closed / For Sale	Single Family	3/3	1,591	– 2006	1/24/2025 55 days \$265,500 \$167/sq ft ↑ 0.19%
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Courtesy of Worth Clark Realty

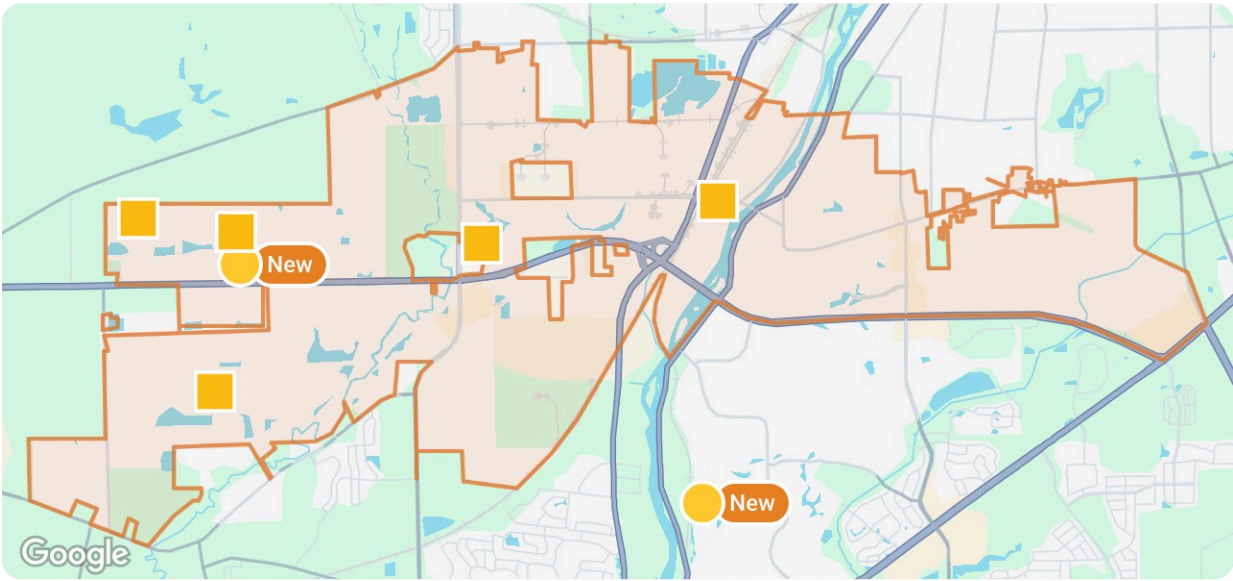
4		6 Cebold Dr Montgomery, IL 60538 MLS ID: 12263771 ■ Closed / For Sale	Single Family	3/3	1,503	10,018 sq ft 1968	2/5/2025 33 days \$340,000 \$226/sq ft -
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Courtesy of Century 21 Integra

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 %
5	 <p>2277 Jason Dr Montgomery, IL 60538 MLS ID: 12155684 Closed / For Sale</p> <p><i>Courtesy of Alliance Associates Realtors, Inc.</i></p>	Single Family	4/3	2,513	– 2000	11/20/2024 76 days	\$335,000 \$133/sq ft	↓ 4.29%
6	 <p>114 Boulder Hill Pass Montgomery, IL 60538 MLS ID: 12125772 Closed / For Sale</p> <p><i>Courtesy of eXp Realty, LLC</i></p>	Single Family	3/2	1,635	9,147 sq ft 1979	12/16/2024 40 days	\$276,000 \$169/sq ft	–
7	 <p>158 Boulder Hill Pass Montgomery, IL 60538 Closed / Public Record</p>	Single Family	4/2	864	– 1960	12/16/2024 – days	\$175,000 \$259/sq ft	–
8	 <p>182 Boulder Hill Pass Montgomery, IL 60538 Closed / Public Record</p>	Single Family	3/2	840	– 1959	11/26/2024 – days	\$231,000 \$294/sq ft	–
9	 <p>76 Circle Dr E Montgomery, IL 60538 Closed / Public Record</p>	Single Family	4/2	983	– 1960	12/9/2024 – days	\$260,000 \$260/sq ft	–
10	 <p>131 Circle Dr E Montgomery, IL 60538 Closed / Public Record</p>	Single Family	3/2	1,602	– 1974	11/19/2024 – days	\$285,000 \$198/sq ft	–

Summary

For Lease Activity in the Last 3 Months



Legend

●

For Lease

■

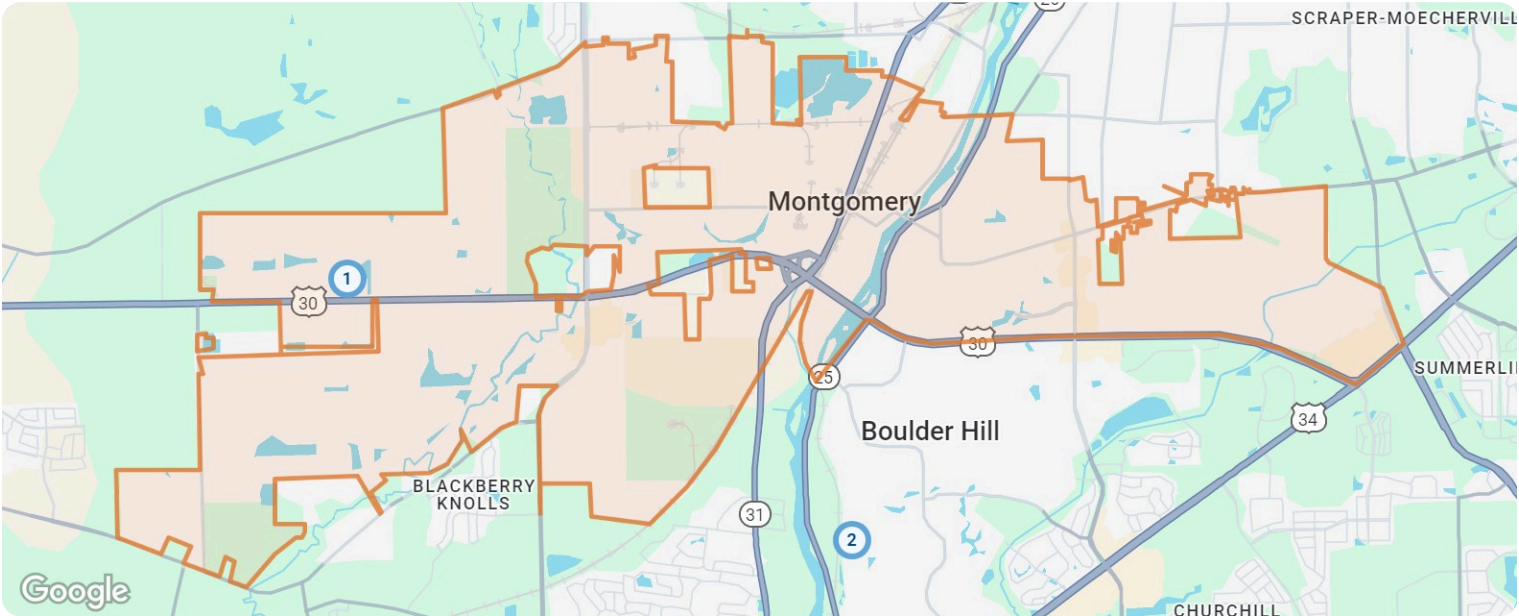
Recently Leased



	New	Closed
Number of Properties	2	5
Lowest Listing Price / Est.Value	\$2,200	–
Median Listing Price / Est.Value	\$2,473	–
Highest Listing Price / Est.Value	\$2,745	–
Average Price / sqft	\$2	–
Median Price / sqft	\$2	–
Average Days in RPR	14	30
Median Days in RPR	14	25
Total Volume	\$4,945	–
Source	Listings	Public Records & Listings

Property Details

New

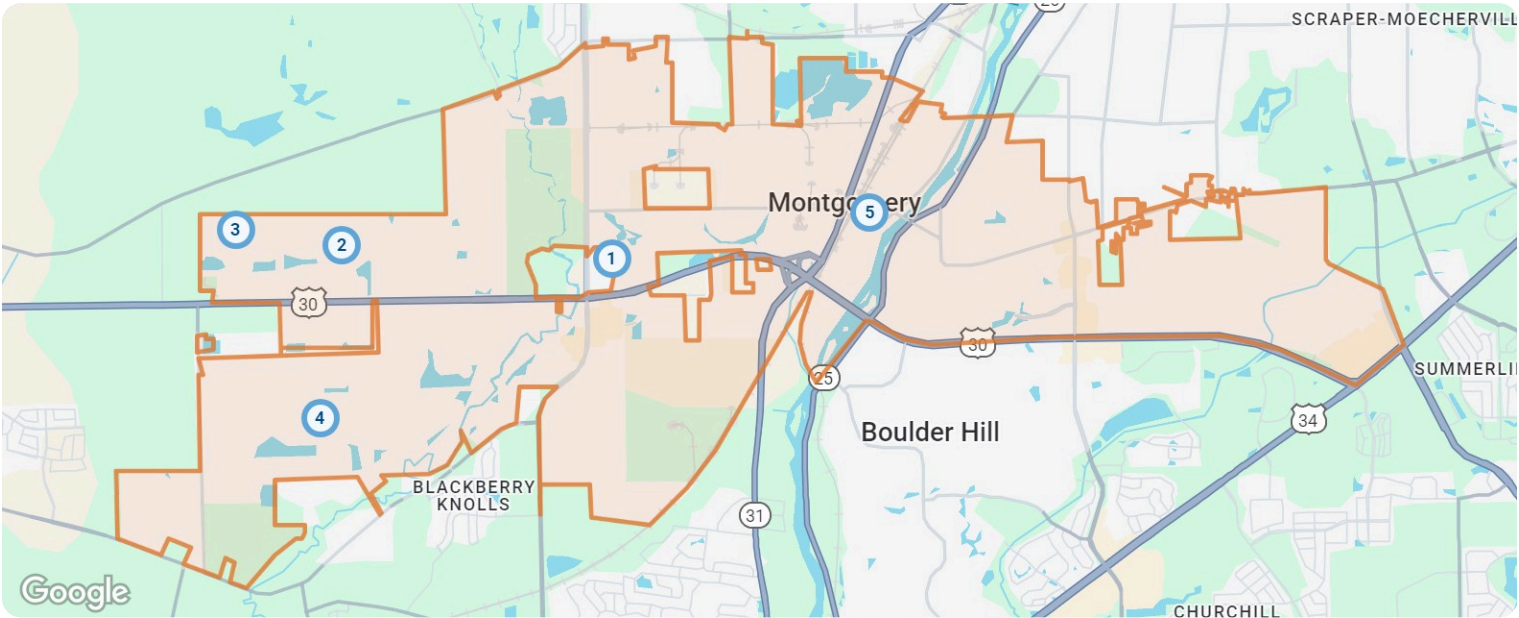
Source: Listings



New: 2 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <div>1811 Waverly Way Montgomery, IL 60538 MLS ID: 12286676 ● Active / For Lease</div> <div>Courtesy of Bluebird Realty, Inc.</div>	Single Family	3/3	1,489	–	2004	2/7/2025 6 days	\$2,200 mo. \$1/sq ft
2	 <div>14 Ashlawn Ave Montgomery, IL 60538 MLS ID: 12276029 ● Active / For Lease</div> <div>Courtesy of Chase Real Estate LLC</div>	Single Family	5/3	1,392	–	1968	1/23/2025 21 days	\$2,745 mo. \$2/sq ft

Closed

Source: Public Records and Listings



Closed: 5 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	 1901 Kevin Dr Montgomery, IL 60538 MLS ID: 12270024 Closed / For Lease <i>Courtesy of Bespoke Realty Group LLC</i>	Single Family	4/2	1,282	8,375 sq ft 1964	2/8/2025 17 days	- \$2/sq ft	-
2	 1746 Newport Ln Montgomery, IL 60538 MLS ID: 12186457 Closed / For Lease <i>Courtesy of Coldwell Banker Real Estate Group</i>	Single Family	4/3	1,927	– 2006	12/16/2024 66 days	- \$1/sq ft	-
3	 3214 Marbill Farm Rd Montgomery, IL 60538 MLS ID: 12212506 Closed / For Lease <i>Courtesy of Yellow Key Property Management</i>	Single Family	3/3	2,856	– 2004	12/2/2024 14 days	- \$1/sq ft	-
4	 2431 Simon Dr Montgomery, IL 60538 MLS ID: 12216092 Closed / For Lease <i>Courtesy of Invitation Homes</i>	Single Family	4/3	2,456	– 2005	12/19/2024 26 days	- \$1/sq ft	-
5	 323 Clinton St, #0 Montgomery, IL 60538 MLS ID: 12221115 Closed / For Lease <i>Courtesy of Fathom Realty IL LLC</i>	Single Family	3/3	1,384	– 2024	12/29/2024 25 days	- \$2/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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