



Montgomery, Illinois.

Current market data.

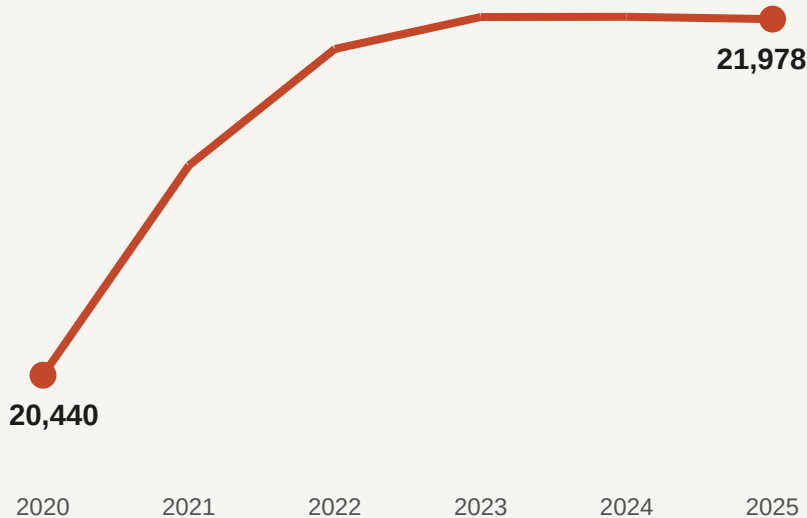
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.5% since 2020.

21,978

people, the 109th-largest of Illinois's cities and towns.



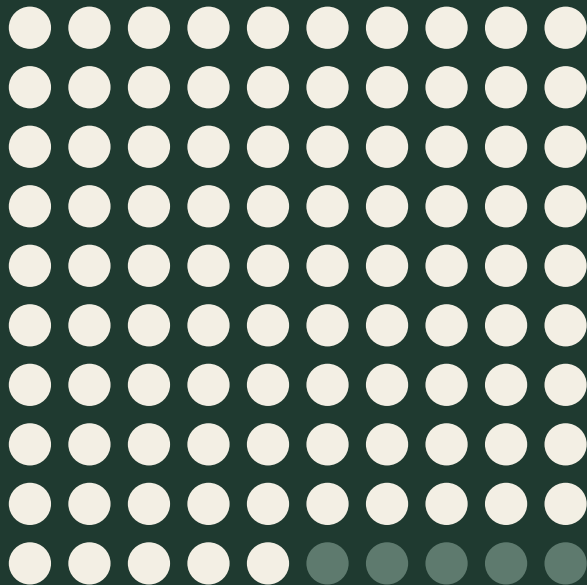
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.3%

of 6,758 jobs located in Montgomery are filled by
in-commuters.

Source: Census LEHD LODES, 2023



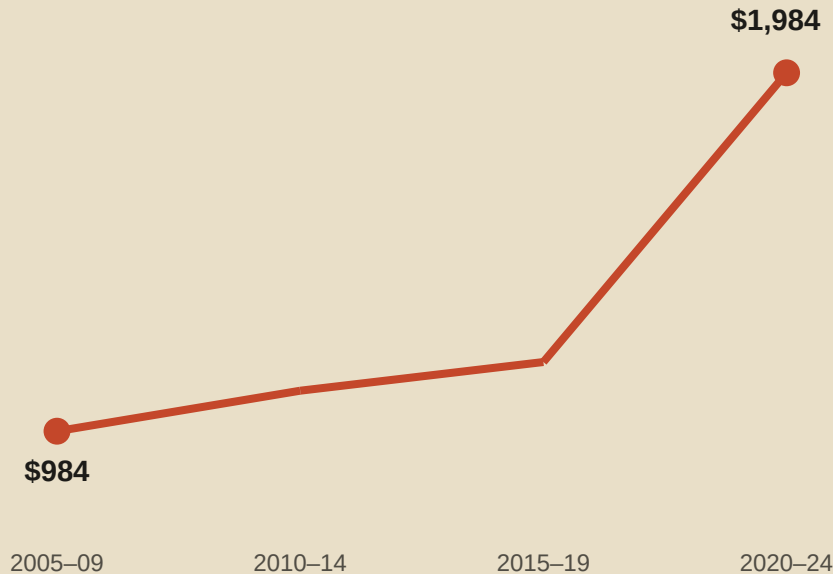
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$1,984

a month. Illinois's median is \$1,274.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,875 gap between neighbors, the sharpest rent edge between adjacent tracts in Kendall County.

TRACT 8903.02

\$1,179

TRACT 8901.07

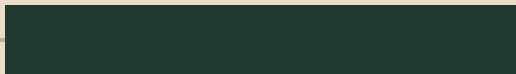
\$3,054



ROOM TO BUILD

The median rent is above what local wages can carry.

\$957–\$1,435



\$1,984 median

is the monthly rent range local workforce wages support.

BUILDING

30% of the housing here was built before 2000.

824

homes permitted in ten years,
2016–2025

65%

of those were in multifamily
buildings

30%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 7,507 homes here.

19–68

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 14% more than Illinois's.

\$299,500

median home value in Montgomery.

Montgomery



\$299,500

Illinois



\$263,300

U.S.



\$332,700

THAT WAS MONTGOMERY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/il/montgomery/

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