



ZIP 60538, Montgomery, Illinois.

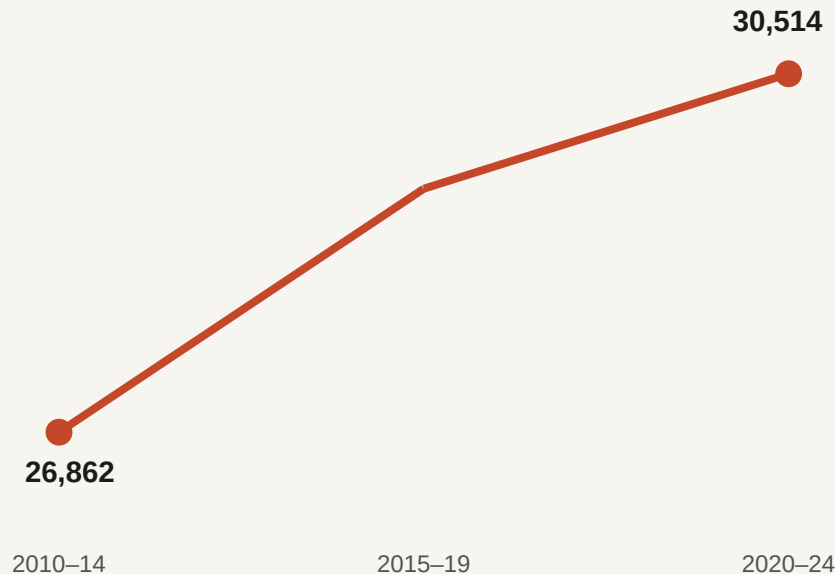
Current market data.

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

POPULATION

**30,514 people call ZIP
60538 home.**

30,514
people.

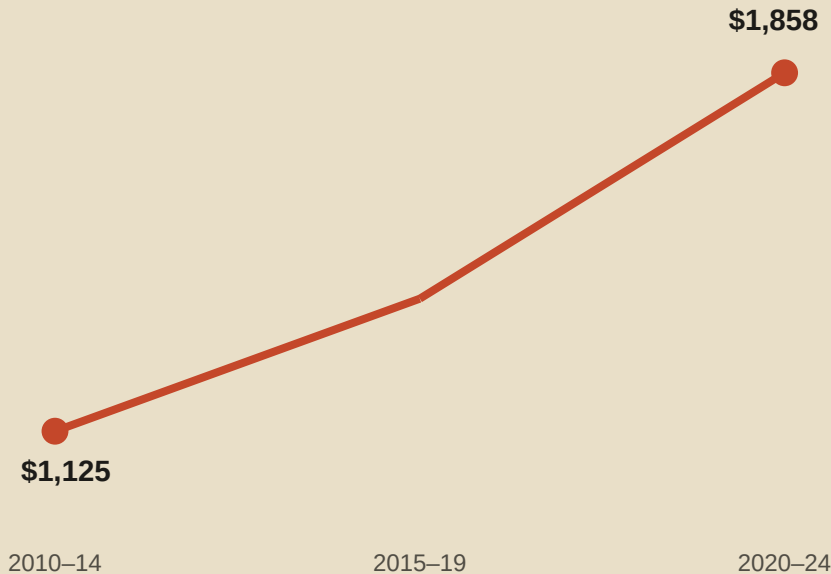


RENT

Median rent is up 65%
since the 2010–2014
survey, before inflation.

\$1,858

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

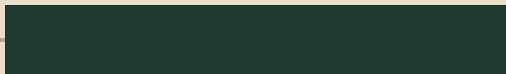




ROOM TO BUILD

The median rent is above what local wages can carry.

\$886–\$1,328



\$1,858 median

is the monthly rent range local workforce wages support.



BUILDING

50% of the housing here was built before 2000.

50%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 10,708 homes here.

24–63

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



HOME VALUE

A median home costs 2% more than Illinois's.

\$267,300

median home value in ZIP 60538.

ZIP 60538



\$267,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS ZIP 60538'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/zip/60538/

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