Local Market Update – October 2026

A Research Tool Provided by MARIS

MARIS

Montgomery County, IL

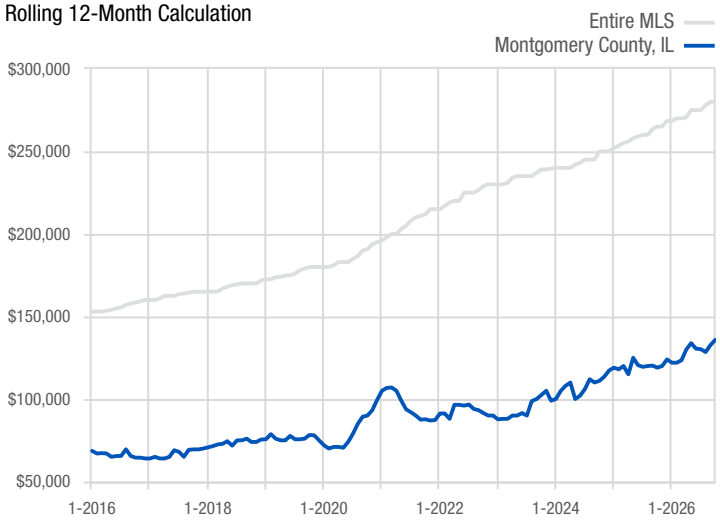
Residential Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	25	**30**	+ 20.0%	219	**230**	+ 5.0%
Pending Sales	22	**20**	- 9.1%	192	**179**	- 6.8%
Closed Sales	25	**20**	- 20.0%	185	**183**	- 1.1%
Days on Market Until Sale	71	**55**	- 22.5%	68	**65**	- 4.4%
Median Sales Price*	$110,000	**$129,500**	+ 17.7%	$119,000	**$130,500**	+ 9.7%
Average Sales Price*	$126,954	**$139,599**	+ 10.0%	$134,632	**$175,721**	+ 30.5%
Percent of List Price Received*	94.4%	**95.1%**	+ 0.7%	93.8%	**95.2%**	+ 1.5%
Inventory of Homes for Sale	65	**73**	+ 12.3%	—	**—**	—
Months Supply of Inventory	3.6	**4.0**	+ 11.1%	—	**—**	—

Townhouse/Condo	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**1**	- 66.7%	4	**2**	- 50.0%
Pending Sales	0	**0**	0.0%	4	**2**	- 50.0%
Closed Sales	2	**0**	- 100.0%	4	**2**	- 50.0%
Days on Market Until Sale	0	**—**	—	0	**116**	—
Median Sales Price*	$235,000	**—**	—	$225,000	**$245,000**	+ 8.9%
Average Sales Price*	$235,000	**—**	—	$229,250	**$245,000**	+ 6.9%
Percent of List Price Received*	100.0%	**—**	—	98.0%	**94.7%**	- 3.4%
Inventory of Homes for Sale	1	**1**	0.0%	—	**—**	—
Months Supply of Inventory	0.6	**1.0**	+ 66.7%	—	**—**	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

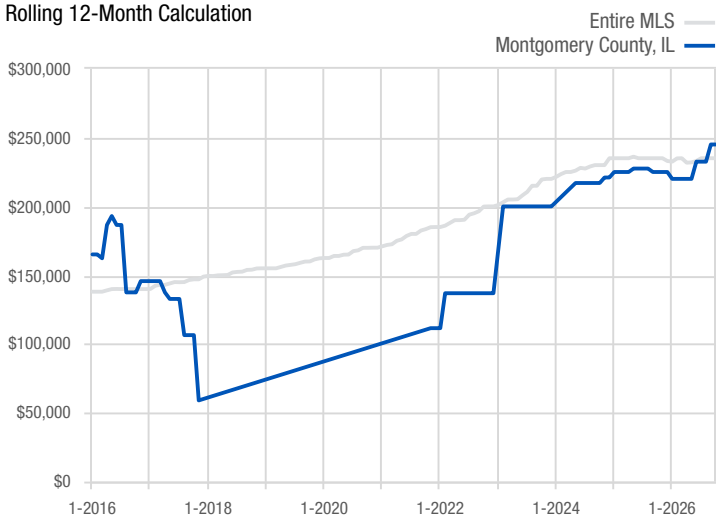
Median Sales Price - Residential Detached

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.

Current as of November 4, 2026. All data from MARIS. Report © 2026 ShowingTime Plus, LLC.