

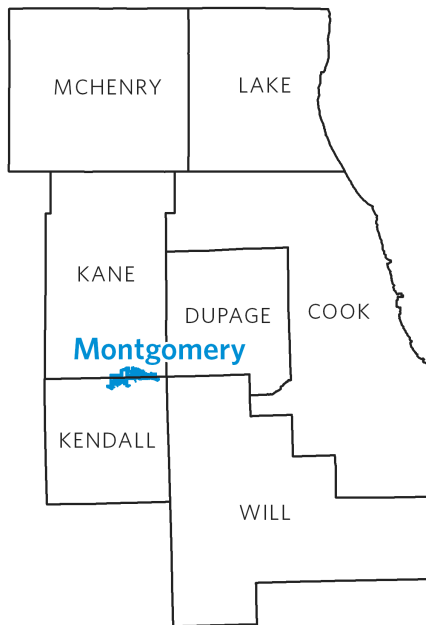


# Montgomery

Community Data Snapshot

Municipality Series

June 2026 Release



## About the Community Data Snapshots

The Community Data Snapshots is a series of data profiles for every county, municipality, and Chicago Community Area (CCA) within the [Chicago Metropolitan Agency for Planning \(CMAP\)](#) seven-county northeastern Illinois region. The snapshots primarily feature data from the [American Community Survey \(ACS\) five-year estimates](#). All data sources are noted beneath each table.

CMAP publishes updated Community Data Snapshots annually, usually in July. The latest version can always be found on the CMAP website at [cmap.illinois.gov/data/community-snapshots](http://cmap.illinois.gov/data/community-snapshots). Current and historical snapshot data is available in table format at the [CMAP Data Hub](#). Please direct any questions to [info@cmap.illinois.gov](mailto:info@cmap.illinois.gov).

To improve the Community Data Snapshots in the future, CMAP wants to hear from you! **Please take a quick survey** to describe how you use this data and what you would like to see in next year's snapshots.

## User Notes

### Definitions

For data derived from the ACS, the Community Data Snapshots uses terminology based on the [ACS subject definitions](#).

### Margins of Error

The ACS is a sample-based data product. Exercise caution when using data from low-population communities, as the margins of error are often large compared to the estimates. For more details, please refer to the [ACS sample size and data quality methodology](#).

### Regional Values

Regional values are estimated by aggregating ACS data for the seven counties that compose the CMAP region. These counties are Cook, DuPage, Kane, Kendall, Lake, McHenry, and Will.

### Median Values

The Census Bureau encourages users to aggregate small levels of geographies into larger areas to estimate median values for those areas. Median values for the aggregated geographies (CCAs and the CMAP region) are estimated from the [grouped frequency distributions](#) reported in the ACS.

### Municipalities Located in Multiple Counties

County data is presented for the CMAP county containing the largest portion of the municipality's population, as of the 2020 decennial census.

### Municipalities That Extend Beyond the CMAP Region

Values derived from CMAP analyses are generally restricted to geographies that fall within the CMAP regional boundaries. Specifically, values in the General Land Use, Equalized Assessed Value, and Water Supply tables only represent the portion of each municipality that falls within the seven-county CMAP region. This snapshot is for Montgomery, which does *not* extend beyond the CMAP region.

### Comparing ACS Data Across Past Community Data Snapshots

When using multiple releases of the CDS, please take care not to compare overlapping ACS 5-year estimates. The Census Bureau provides [specific guidance](#) for when it is appropriate to compare ACS data across time. Please contact CMAP staff at [info@cmap.illinois.gov](mailto:info@cmap.illinois.gov) if you have additional questions.

## Population and Households

The population and household tables include general demographic, social, and economic characteristics summarized for Montgomery.

### General Population Characteristics, 2024

	Montgomery	Kendall County	CMAP Region
<b>Total Population</b>	21,515	137,675	8,495,320
<b>Total Households</b>	7,144	45,372	3,301,388
<b>Average Household Size</b>	3.0	3.0	2.5
<b>Percent Population Change, 2000-10</b>	237.0	110.4	3.5
<b>Percent Population Change, 2010-24</b>	16.7	20.0	0.8
<b>Percent Population Change, 2000-24</b>	293.3	152.4	4.3

Source: 2000 and 2010 Census, 2020-2024 American Community Survey five-year estimates.

### Race and Ethnicity, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White (Non-Hispanic)</b>	11,580	53.8	85,403	62.0	4,070,419	47.9
<b>Hispanic or Latino (of Any Race)</b>	6,896	32.1	30,872	22.4	2,106,868	24.8
<b>Black (Non-Hispanic)</b>	1,701	7.9	10,449	7.6	1,341,618	15.8
<b>Asian (Non-Hispanic)</b>	442	2.1	4,839	3.5	668,971	7.9
<b>Other/Multiple Races (Non-Hispanic)</b>	896	4.2	6,112	4.4	307,444	3.6

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

### Age Cohorts, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Under 5</b>	1,430	6.6	8,389	6.1	462,655	5.4
<b>5 to 19</b>	5,227	24.3	32,594	23.7	1,610,678	19.0
<b>20 to 34</b>	3,953	18.4	25,226	18.3	1,751,152	20.6
<b>35 to 49</b>	5,268	24.5	32,174	23.4	1,707,049	20.1
<b>50 to 64</b>	3,310	15.4	23,826	17.3	1,612,962	19.0
<b>65 to 74</b>	1,589	7.4	9,767	7.1	803,224	9.5
<b>75 to 84</b>	584	2.7	4,422	3.2	388,880	4.6
<b>85 and Over</b>	154	0.7	1,277	0.9	158,720	1.9
<b>Median Age</b>	35.3		36.3		38.5	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

**Educational Attainment\*, 2020-2024**

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Less than High School Diploma	1,186	8.9	5,336	6.0	608,225	10.3
High School Diploma or Equivalent	3,790	28.5	20,584	23.2	1,287,338	21.9
Some College, No Degree	2,717	20.4	20,710	23.4	1,039,489	17.7
Associate's Degree	1,787	13.4	9,243	10.4	417,149	7.1
Bachelor's Degree	3,064	23.1	21,488	24.3	1,493,459	25.4
Graduate or Professional Degree	746	5.6	11,247	12.7	1,042,387	17.7

Source: 2020-2024 American Community Survey five-year estimates.  
 \*Highest degree or level of school completed by an individual.

Universe: Population 25 years and older

**Nativity, 2020-2024**

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
Native	18,878	87.7	121,993	88.6	6,804,818	80.1
Foreign Born	2,637	12.3	15,682	11.4	1,690,502	19.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

**Language Spoken at Home and Ability to Speak English, 2020-2024**

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
English Only	14,593	72.7	101,114	78.2	5,427,887	67.6
Spanish	4,639	23.1	19,738	15.3	1,526,595	19.0
Russian, Polish, or other Slavic Languages	234	1.2	1,588	1.2	288,316	3.6
Chinese (incl. Mandarin, Cantonese)	0	0.0	374	0.3	93,083	1.2
Tagalog (incl. Filipino)	29	0.1	921	0.7	76,863	1.0
Arabic	37	0.2	516	0.4	65,592	0.8
Korean	62	0.3	138	0.1	36,471	0.5
Other Asian Languages	65	0.3	1,225	0.9	119,487	1.5
Other Indo-European Languages	181	0.9	3,164	2.4	336,581	4.2
Other/Unspecified Languages	245	1.2	508	0.4	61,790	0.8
<b>TOTAL NON-ENGLISH</b>	<b>5,492</b>	<b>27.3</b>	<b>28,172</b>	<b>21.8</b>	<b>2,604,778</b>	<b>32.4</b>
Speak English Less than "Very Well"*	1,298	6.5	7,550	5.8	979,229	12.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Population 5 years and older

\*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

Population with a Disability, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Number of People with a Disability</b>	1,873	8.7	11,203	8.1	900,445	10.6
One Type of Disability Only	1,209	5.6	6,444	4.7	486,435	5.7
Two or More Types of Disability	664	3.1	4,759	3.5	414,010	4.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Disability by Type, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Hearing Difficulty</b>	428	2.0	2,563	1.9	214,075	2.5
<b>Vision Difficulty</b>	584	2.7	1,453	1.1	171,275	2.0
<b>Cognitive Difficulty</b>	614	2.9	4,334	3.1	334,479	3.9
<b>Ambulatory Difficulty</b>	782	3.6	5,123	3.7	437,316	5.1
<b>Self-Care Difficulty</b>	231	1.1	2,128	1.5	171,243	2.0
<b>Independent Living Difficulty<sup>†*</sup></b>	599	3.9	3,800	3.8	336,594	5.1

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Learn more about [how disability is defined](#) for this dataset.

<sup>\*</sup>Universe: Total population over 18

<sup>†</sup>Does not include residents of nursing homes or skilled nursing facilities that provide long-term, nonacute care.

Disability by Age Cohorts, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0-17 with a Disability</b>	250	1.2	1,235	0.9	66,935	0.8
<b>18-64 with a Disability</b>	755	3.5	5,435	3.9	436,241	5.1
<b>65-74 with a Disability</b>	451	2.1	2,010	1.5	166,015	2.0
<b>75 and Over with a Disability</b>	417	1.9	2,523	1.8	231,254	2.7

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Health Insurance Coverage, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Uninsured</b>	562	2.6	5,490	4.0	646,573	7.6
Uninsured and disabled	34	0.2	440	0.3	43,842	0.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Total population

Household Size, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>1-Person Household</b>	1,341	18.8	7,823	17.2	1,004,516	30.4
<b>2-Person Household</b>	1,633	22.9	13,592	30.0	1,018,513	30.9
<b>3-Person Household</b>	1,237	17.3	7,917	17.4	501,858	15.2
<b>4-or-More-Person Household</b>	2,933	41.1	16,040	35.4	776,501	23.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Type, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Family</b>	5,384	75.4	35,041	77.2	2,073,094	62.8
Single Parent with Child	551	7.7	4,585	10.1	255,272	7.7
<b>Non-Family</b>	1,760	24.6	10,331	22.8	1,228,294	37.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Household Income, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$25,000</b>	300	4.2	2,605	5.7	437,334	13.2
<b>\$25,000 to \$49,999</b>	811	11.4	3,925	8.7	468,081	14.2
<b>\$50,000 to \$74,999</b>	1,349	18.9	6,967	15.4	451,436	13.7
<b>\$75,000 to \$99,999</b>	1,020	14.3	6,503	14.3	406,073	12.3
<b>\$100,000 to \$149,999</b>	2,171	30.4	11,347	25.0	604,303	18.3
<b>\$150,000 and Over</b>	1,493	20.9	14,025	30.9	934,161	28.3
<b>Median Income</b>	\$103,734		\$111,601		\$93,091	
<b>Per Capita Income*</b>	\$37,156		\$44,141		\$50,613	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Universe: Total population

Household Computer and Internet Access, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>One or More Computing Devices</b>	7,053	98.7	44,613	98.3	3,168,942	96.0
Smartphone(s) Only	404	5.7	2,397	5.3	265,765	8.1
<b>No Computing Devices</b>	91	1.3	759	1.7	132,446	4.0
<b>Internet Access</b>	7,048	98.7	43,823	96.6	3,122,435	94.6
Broadband Subscription	6,904	96.6	43,382	95.6	3,037,636	92.0
<b>No Internet Access</b>	96	1.3	1,549	3.4	178,953	5.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

**Housing Occupancy and Tenure, 2020-2024**

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Occupied Housing Units</b>	7,144	95.2	45,372	97.4	3,301,388	93.6
Owner-Occupied*	5,667	79.3	38,125	84.0	2,140,282	64.8
Renter-Occupied*	1,477	20.7	7,247	16.0	1,161,106	35.2
<b>Vacant Housing Units</b>	363	4.8	1,217	2.6	225,992	6.4

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units  
\*Universe: Occupied housing units

**Housing Costs as a Percentage of Household Income\*, 2020-2024**

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Less than \$20,000</b>	216	3.1	1,461	3.3	284,351	8.9
Less than 20 Percent	0	0.0	8	0.0	4,916	0.2
20 to 29 Percent	0	0.0	11	0.0	16,165	0.5
30 Percent or More	216	3.1	1,442	3.2	263,270	8.2
<b>\$20,000 to \$49,999</b>	818	11.6	4,460	10.0	548,567	17.1
Less than 20 Percent	100	1.4	459	1.0	49,943	1.6
20 to 29 Percent	127	1.8	577	1.3	85,571	2.7
30 Percent or More	591	8.4	3,424	7.7	413,053	12.9
<b>\$50,000 to \$74,999</b>	1,349	19.1	6,933	15.5	445,688	13.9
Less than 20 Percent	367	5.2	1,102	2.5	104,246	3.2
20 to 29 Percent	184	2.6	2,020	4.5	144,885	4.5
30 Percent or More	798	11.3	3,811	8.5	196,557	6.1
<b>\$75,000 or More</b>	4,671	66.2	31,824	71.2	1,934,018	60.2
Less than 20 Percent	2,552	36.2	18,309	41.0	1,259,840	39.2
20 to 29 Percent	1,409	20.0	9,290	20.8	475,559	14.8
30 Percent or More	710	10.1	4,225	9.5	198,619	6.2

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Excludes households with zero/negative income, and renting households paying no cash rent.

**Housing & Transportation (H+T) Costs as a Percentage of Household Income\*, 2018-2022**

	Median-Income Family**	Moderate-Income Family***
<b>Housing Costs</b>	25	31
<b>Transportation Costs</b>	19	22
<b>TOTAL H+T COSTS</b>	43	53

Source: Center for Neighborhood Technology (CNT), [H+T Affordability Index](#) (2018-2022).

\*The purpose of the H+T Index is to isolate the effect of location on housing and transportation costs, and is reported for different household typologies. The values above represent the percent of household income that an average household of each type spends on housing and transportation. The standard threshold of affordability is 30% for housing costs alone, and 45% for housing and transportation costs combined.

\*\*"Median-income family" assumes a 4-person, 2-commuter household with income equal to the regional median.

\*\*\*"Moderate-income family" assumes a 3-person, 1-commuter household with income equal to 80% of the regional median.

## Housing Characteristics

The housing characteristics tables include housing unit estimates by housing type, size, and age summarized for Montgomery.

### Housing Type, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Single Family, Detached</b>	5,386	71.7	34,444	73.9	1,744,963	49.5
<b>Single Family, Attached</b>	1,255	16.7	7,938	17.0	267,540	7.6
<b>2 Units</b>	45	0.6	268	0.6	225,323	6.4
<b>3 or 4 Units</b>	194	2.6	1,123	2.4	278,696	7.9
<b>5 to 9 Units</b>	138	1.8	638	1.4	272,436	7.7
<b>10 to 19 Units</b>	155	2.1	1,019	2.2	162,206	4.6
<b>20 or More Units</b>	270	3.6	1,069	2.3	545,750	15.5
<b>Mobile Home/Other*</b>	64	0.9	90	0.2	30,466	0.9

Source: 2020-2024 American Community Survey five-year estimates.  
 \*\*Other\*\* includes boats, recreational vehicles (RVs), vans, etc.

Universe: Housing units

### Housing Size, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>0 or 1 Bedroom</b>	320	4.3	1,703	3.7	596,223	16.9
<b>2 Bedrooms</b>	1,979	26.4	8,319	17.9	970,902	27.5
<b>3 Bedrooms</b>	2,097	27.9	18,064	38.8	1,149,073	32.6
<b>4 Bedrooms</b>	2,753	36.7	15,117	32.4	621,544	17.6
<b>5 or More Bedrooms</b>	358	4.8	3,386	7.3	189,638	5.4
<b>Median Number of Rooms*</b>	6.6		6.7		6.0	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

\*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.  
 Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

### Housing Age, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Built 2010 or Later</b>	1,312	17.5	6,241	13.4	198,138	5.6
<b>Built 1990 to 2009</b>	4,337	57.8	26,542	57.0	768,316	21.8
<b>Built 1970 to 1989</b>	626	8.3	6,829	14.7	812,639	23.0
<b>Built 1940 to 1969</b>	1,045	13.9	5,129	11.0	1,020,505	28.9
<b>Built Before 1940</b>	187	2.5	1,848	4.0	727,782	20.6
<b>Median Year Built</b>	2004		2001		1970	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

## Transportation

The transportation tables include vehicle availability by household, mode of travel to work, and annual vehicle miles traveled for Montgomery.

### Vehicles Available per Household, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>No Vehicle Available</b>	80	1.1	978	2.2	429,242	13.0
<b>1 Vehicle Available</b>	1,645	23.0	10,183	22.4	1,213,932	36.8
<b>2 Vehicles Available</b>	3,745	52.4	20,163	44.4	1,112,702	33.7
<b>3 or More Vehicles Available</b>	1,674	23.4	14,048	31.0	545,512	16.5

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

### Mode of Travel to Work, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Work at Home*</b>	1,381	12.0	10,503	14.7	783,713	18.5
<b>Drive Alone</b>	9,313	80.6	54,535	76.5	2,558,570	60.5
<b>Carpool</b>	592	5.1	4,580	6.4	328,727	7.8
<b>Transit</b>	75	0.6	698	1.0	344,109	8.1
<b>Walk or Bike</b>	74	0.6	441	0.6	151,058	3.6
<b>Other</b>	114	1.0	516	0.7	65,884	1.6
<b>TOTAL COMMUTERS</b>	10,168	88.0	60,770	85.3	3,448,348	81.5
<b>Mean Commute Time (Minutes)</b>	33.4		31.6		30.5	

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Workers 16 years and older

\*Not included in total commuters or mean commute time.

### Annual Vehicle Miles Traveled per Household\*, 2023

	Montgomery	Kendall County	CMAP Region
<b>Average Vehicle Miles Traveled per Year</b>	21,620	21,425	13,828

Source: Chicago Metropolitan Agency for Planning analysis of 2023 Illinois Environmental Protection Agency, HERE Technologies, and Census Bureau data. In 2023, the methodology for an adjustment of VMT for new cars (<4 years old) was discontinued. Estimates are not fully comparable to previous years.

\*Data not available for all communities in the CMAP region.

## Employment

The employment tables include general workforce characteristics for Montgomery.

### Employment Status, 2020-2024

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>In Labor Force</b>	12,007	73.5	76,276	72.7	4,610,045	67.1
Employed <sup>†*</sup>	11,601	96.6	72,855	95.5	4,310,932	93.5
Unemployed*	406	3.4	3,309	4.3	284,304	6.2
<b>Not in Labor Force</b>	4,337	26.5	28,695	27.3	2,255,280	32.9

Source: 2020-2024 American Community Survey five-year estimates.

Universe: Population 16 years and older

<sup>†</sup>Does not include employed population in the Armed Forces.

\*Universe: In labor force

### Private Sector Employment\*, 2025

	Montgomery		Kendall County		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>Private Sector Employment</b>	3,462	N/A	29,679	N/A	3,607,704	N/A
<b>Job Change, 2015-25</b>	-980	-22.1	8,773	42.0	141,870	4.1
<b>Job Change, 2005-25</b>	-915	-20.9	14,841	100.0	259,486	7.7
<b>Private Sector Jobs per Household**</b>	0.48		0.65		1.09	

Source: Illinois Department of Employment Security, Where Workers Work report (2025), Illinois at Work report (2025).

\*Figures exclude employees not covered by unemployment insurance. Data not available for all communities in the CMAP region.

\*\*Based on households from 2020-2024 American Community Survey five-year estimates.

### Employment of Montgomery Residents\*, 2023

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Retail Trade</b>	1,322	12.0
<b>2. Health Care</b>	1,283	11.7
<b>3. Manufacturing</b>	1,234	11.2
<b>4. Education</b>	1,027	9.3
<b>5. Accommodation and Food Service</b>	857	7.8
TOP EMPLOYMENT LOCATIONS		
<b>1. Aurora</b>	1,549	14.1
<b>2. Chicago</b>	1,279	11.6
<b>3. Naperville</b>	645	5.9
<b>4. Oswego</b>	395	3.6
<b>5. Montgomery</b>	287	2.6

### Employment in Montgomery\*, 2023

TOP INDUSTRY SECTORS	Count	Percent
<b>1. Retail Trade</b>	1,686	27.2
<b>2. Manufacturing</b>	1,118	18.0
<b>3. Wholesale Trade</b>	924	14.9
<b>4. Accommodation and Food Service</b>	862	13.9
<b>5. Construction</b>	333	5.4
TOP RESIDENCE LOCATIONS		
<b>1. Aurora</b>	1,058	17.1
<b>2. Oswego</b>	303	4.9
<b>3. Chicago</b>	290	4.7
<b>4. Montgomery</b>	287	4.6
<b>5. Unincorporated Kendall County</b>	259	4.2

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics program (2023).

\*Includes workers and workplaces outside the seven-county CMAP region, including neighboring states such as Indiana, Wisconsin, and Iowa.

## Land Use

The land use tables include general land use composition for Montgomery.

### General Land Use, 2023

	Acres	Percent
<b>Single-Family Residential</b>	1,606.9	25.6
<b>Multi-Family Residential</b>	54.4	0.9
<b>Commercial</b>	367.2	5.9
<b>Industrial</b>	940.3	15.0
<b>Institutional</b>	209.1	3.3
<b>Mixed Use</b>	4.8	0.1
<b>Transportation and Other</b>	1,082.2	17.3
<b>Agricultural</b>	975.2	15.5
<b>Open Space</b>	638.3	10.2
<b>Vacant</b>	393.6	6.3
<b>TOTAL</b>	6,272.1	100.0

Source: Chicago Metropolitan Agency for Planning analysis of the 2023 [Land Use Inventory](#).

## Tax Base

The tax base tables include retail sales and equalized assessed values for Montgomery.

### General Merchandise Retail Sales, 2025

	Montgomery	Kendall County	CMAP Region
<b>General Merchandise</b>	\$527,704,176	\$2,375,251,723	\$169,979,000,000
<b>Total Retail Sales</b>	\$759,146,710	\$3,225,603,416	\$214,930,000,000
<b>Total Sales per Capita*</b>	\$35,285	\$23,429	\$25,300

Source: Illinois Department of Revenue, 2025.

\*Per capita calculations based on population from 2020-2024 American Community Survey five-year estimates.

### Equalized Assessed Value, 2024

<b>Residential</b>	\$556,054,877
<b>Commercial</b>	\$100,373,186
<b>Industrial</b>	\$69,769,722
<b>Railroad</b>	\$2,841,039
<b>Farm</b>	\$1,491,975
<b>Mineral</b>	\$0
<b>TOTAL</b>	\$730,530,799

Source: Illinois Department of Revenue, 2024.

### Change Over Time

The time series tables include comparisons of current 2020-2024 ACS estimates to historic year estimates from the 2000 Census and 2010-2014 ACS. Historic data may not be available for municipalities that were incorporated after 2000.

#### Race and Ethnicity, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
<b>White (Non-Hispanic)</b>	81.4	55.4	53.8
<b>Hispanic or Latino (of Any Race)</b>	13.5	34.5	32.1
<b>Black (Non-Hispanic)</b>	3.0	5.3	7.9
<b>Asian (Non-Hispanic)</b>	0.8	3.6	2.1
<b>Other/Multiple Races (Non-Hispanic)</b>	1.3	1.2	4.2

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

#### Age Cohorts, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
<b>19 and Under</b>	26.9	35.5	30.9
<b>20 to 34</b>	19.8	19.3	18.4
<b>35 to 49</b>	23.5	27.1	24.5
<b>50 to 64</b>	15.2	11.9	15.4
<b>65 and Over</b>	14.5	6.2	10.8
<b>Median Age</b>	37.2	32.3	35.3

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

#### Educational Attainment\*, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
<b>Less than High School Diploma</b>	17.8	11.1	8.9
<b>High School Diploma or Equivalent</b>	32.0	27.1	28.5
<b>Some College, No Degree</b>	25.6	26.2	20.4
<b>Associate's Degree</b>	5.0	6.8	13.4
<b>Bachelor's Degree</b>	14.6	22.3	23.1
<b>Graduate or Professional Degree</b>	5.0	6.4	5.6

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 25 years and older

\*Highest degree or level of school completed by an individual.

### Nativity, Over Time

	2010-2014 Percent	2020-2024 Percent
<b>Native</b>	85.6	87.7
<b>Foreign Born</b>	14.4	12.3

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Total population

### Language Spoken at Home and Ability to Speak English, Over Time

	2010-2014 Percent	2020-2024 Percent
<b>English Only</b>	74.0	72.7
<b>Spanish</b>	21.8	23.1
<b>Russian, Polish, or other Slavic Languages</b>	0.0	1.2
<b>Chinese (incl. Mandarin, Cantonese)</b>	0.0	0.0
<b>Tagalog (incl. Filipino)</b>	0.6	0.1
<b>Arabic</b>	0.0	0.2
<b>Korean</b>	0.2	0.3
<b>Other Asian Languages</b>	0.3	0.3
<b>Other Indo-European Languages</b>	2.1	0.9
<b>Other/Unspecified Languages</b>	1.0	1.2
<b>TOTAL NON-ENGLISH</b>	26.0	27.3
Speak English Less than "Very Well"*	7.2	6.5

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 5 years and older

\*For people who speak a language other than English at home, the ACS asks whether they speak English "very well," "well," "not well," or "not at all."

### Health Insurance Coverage, Over Time

	2010-2014 Percent	2020-2024 Percent
<b>With Health Insurance Coverage</b>	93.6	97.4
<b>No Health Insurance</b>	6.4	2.6

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Civilian non-institutional population

### Household Size, Over Time

	2010-2014 Percent	2020-2024 Percent
<b>1-Person Household</b>	21.0	18.8
<b>2-Person Household</b>	24.1	22.9
<b>3-Person Household</b>	15.1	17.3
<b>4-or-More-Person Household</b>	39.8	41.1

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Type, Over Time

	2010-2014 Percent	2020-2024 Percent
<b>Family</b>	76.0	75.4
Single Parent with Child	10.7	7.7
<b>Non-Family</b>	24.0	24.6

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

### Household Income, Over Time

	2010-2014 (2024 Dollars)	2020-2024 (2024 Dollars)
<b>Median Income</b>	\$100,979	\$103,734

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

### Housing Occupancy and Tenure, Over Time

	2000 Percent	2010-2014 Percent	2020-2024 Percent
<b>Occupied Housing Units</b>	97.4	90.4	95.2
Owner-Occupied*	75.4	86.0	79.3
Renter-Occupied*	24.6	14.0	20.7
<b>Vacant Housing Units</b>	2.6	9.6	4.8

Source: 2000 Census; 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

\*Universe: Occupied housing units

Housing Costs as a Percentage of Household Income\*, Over Time

	2010-2014	2020-2024
	Percent	Percent
<b>Less than \$20,000</b>	5.5	3.1
Less than 20 Percent	0.0	0.0
20 to 29 Percent	0.0	0.0
30 Percent or More	5.5	3.1
<b>\$20,000 to \$49,999</b>	18.2	11.6
Less than 20 Percent	2.2	1.4
20 to 29 Percent	3.4	1.8
30 Percent or More	12.5	8.4
<b>\$50,000 to \$74,999</b>	24.7	19.1
Less than 20 Percent	4.3	5.2
20 to 29 Percent	2.5	2.6
30 Percent or More	18.0	11.3
<b>\$75,000 or More</b>	51.2	66.2
Less than 20 Percent	18.5	36.2
20 to 29 Percent	23.6	20.0
30 Percent or More	9.2	10.1

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

\*Excludes households with zero/negative income, and renting households paying no cash rent.

### Housing Type, Over Time

	2010-2014	2020-2024
	Percent	Percent
<b>Single Family, Detached</b>	74.0	71.7
<b>Single Family, Attached</b>	17.6	16.7
<b>2 Units</b>	1.1	0.6
<b>3 or 4 Units</b>	1.9	2.6
<b>5 or More Units</b>	4.2	7.5
<b>Mobile Home/Other*</b>	1.1	0.9

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

\*"Other" includes boats, recreational vehicles (RVs), vans, etc.

### Housing Size, Over Time

	2010-2014	2020-2024
	Percent	Percent
<b>0 or 1 Bedroom</b>	2.1	4.3
<b>2 Bedrooms</b>	20.4	26.4
<b>3 Bedrooms</b>	38.8	27.9
<b>4 Bedrooms</b>	30.0	36.7
<b>5 or More Bedrooms</b>	8.6	4.8
<b>Median Number of Rooms*</b>	6.6	6.6

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Housing units

\*Includes living rooms, dining rooms, kitchens, bedrooms, etc., that are separated by built-in, floor-to-ceiling walls.

Excludes bathrooms, porches, balconies, foyers, halls, and unfinished basements.

Vehicles Available per Household, Over Time

	2010-2014 Percent	2020-2024 Percent
No Vehicle Available	2.2	1.1
1 Vehicle Available	27.9	23.0
2 Vehicles Available	50.8	52.4
3 or More Vehicles Available	19.1	23.4

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Occupied housing units

Mode of Travel to Work, Over Time

	2010-2014 Percent	2020-2024 Percent
Work at Home*	2.9	12.0
Drive Alone	81.0	80.6
Carpool	9.9	5.1
Transit	3.2	0.6
Walk or Bike	1.5	0.6
Other	1.5	1.0
<b>TOTAL COMMUTERS</b>	<b>97.1</b>	<b>88.0</b>
<b>Mean Commute Time (Minutes)</b>	<b>31.7</b>	<b>33.4</b>

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Workers 16 years and older

\*Not included in total commuters or mean commute time.

Employment Status, Over Time

	2010-2014 Percent	2020-2024 Percent
<b>In Labor Force</b>	<b>75.3</b>	<b>73.5</b>
Employed†*	92.4	96.6
Unemployed*	7.6	3.4
<b>Not in Labor Force</b>	<b>24.7</b>	<b>26.5</b>

Source: 2010-2014 and 2020-2024 American Community Survey five-year estimates.

Universe: Population 16 years and older

†Does not include employed population in the Armed Forces.

\*Universe: In labor force

## Water Supply

CMAP supports an integrated approach to water resource management, and encourages communities to incorporate water supply and demand considerations into land use, transportation, and infrastructure investment decisions. Assessing demand, price, and loss trends of a community can inform decisions that strengthen regional water supply management, maintain drinking water infrastructure, and manage demand. CMAP’s ON TO 2050 plan contains [more information](#) about how communities can coordinate and conserve our shared water supply resources.

### Water Source and Demand Trends of Montgomery\*

**Water Source(s):** Shallow Groundwater, Deep Groundwater\*\*

	2008 MGD***	2018 MGD***	Percent Change
<b>Total Water Withdrawals</b>	2.48	2.32	-6.5

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

\*Only available for municipalities with community water suppliers providing service to the majority of the community. Reported water withdrawals do not include private, industrial, commercial, or residential wells/intakes.

\*\*For communities with multiple sources, the sources are listed by withdrawal volume from largest to smallest. If a community is a Lake Michigan permittee, backup source(s) are listed in parentheses.

\*\*\*Millions of gallons per day.

### Daily Water Demand per Capita

	Montgomery			CMAP Region		
	2008	2018	Percent Change	2008	2018	Percent Change
<b>Gallons per Capita per Day*</b>	148.1	114.9	-22.4	142.9	116.9	-18.2

Source: Analysis of Illinois Water Inventory Program water withdrawal data (2008-2018), Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2018.

\*Gallons of water per capita per day (GPCD) is calculated by dividing the water usage by the population (and then again by 365). Population values come from the U.S. Census. The prevalence of private residential wells or community water suppliers that provide water outside of the municipal boundary could lead to artificially lower or higher GPCD values respectively.

### Residential Water and Wastewater Price Trends\*

MONTHLY COST PER 5,000 GALLONS**	2016 (2024 Dollars)	2022 (2024 Dollars)	Percent Change	Annualized Percent Change
<b>Drinking Water</b>	\$37.81	\$26.27	-30.5	-5.9
<b>Sewer</b>	\$37.31	\$2.14	-94.3	-37.9
<b>Combined***</b>	N/A	N/A	N/A	N/A

Source: Illinois-Indiana Sea Grant Water Rates Data for Northeastern Illinois, IISG19-RCE-RLA-031.

\*Only available for communities with water utilities and that responded to data requests. Percent changes and prices were adjusted for inflation using the U.S. Bureau of Labor Statistics’ Consumer Price Index for All Urban Consumers (CPI-U).

\*\*Monthly water bills are calculated as: *monthly base charge + ((5,000 gallons – water provision included in base charge) × \$/1,000 gallons)*. Note that actual billing calculation practices may vary across communities.

\*\*\*Some utilities combine drinking water and sewer prices, rather than separating them as two distinct rates.

**Water Loss\***

Reporting utility: N/A

	<b>2017</b>
<b>Nonrevenue Water (Millions of Gallons per Day)**</b>	N/A
<b>Annual Cost of Nonrevenue Water</b>	N/A
<b>Percent of Nonrevenue Water to Water Supplied***</b>	N/A

Source: Illinois Department of Natural Resources, Lake Michigan Allocation Program, 2017.

\*Data is only regionally available for Lake Michigan permittees; water losses from other communities and industrial and commercial businesses are not reported to the state.

\*\*Nonrevenue water is the difference between net annual pumpage (water supplied) and billed, authorized consumption. Non-revenue water includes water that is lost from the system due to underregistration of meters, systematic data handling errors, leakage anywhere within the distribution system, unauthorized consumption, or unbilled authorized consumption.

\*\*\*The threshold for permit compliance is no more than 10%. Permittees that exceed the threshold are required to submit a water system improvement plan.