

Winnetka

City · IL · Illinois > Cook County

BALANCED MARKET

\$1.9M

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

206

SALES (12 MO)

\$2M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



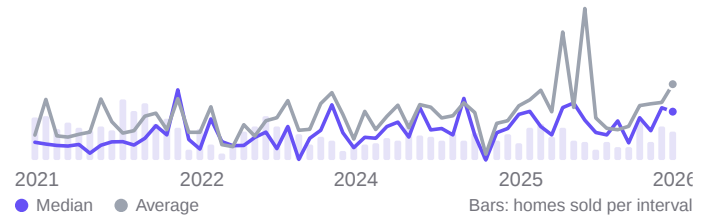
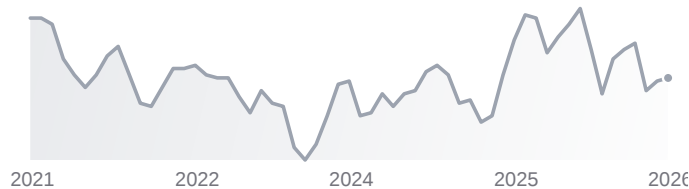
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$2M · Average \$2.6M

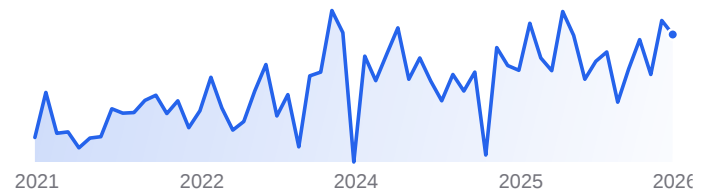
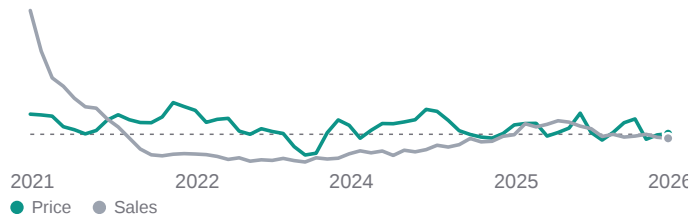


Growth (year over year)

Price +0.8% · Sales -5.5%

Price per square foot

\$603/ft²

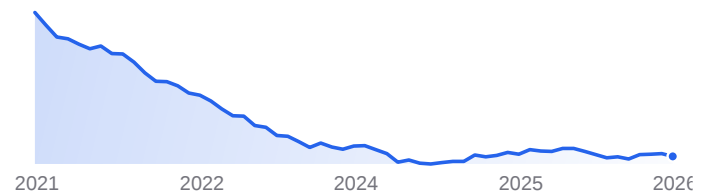
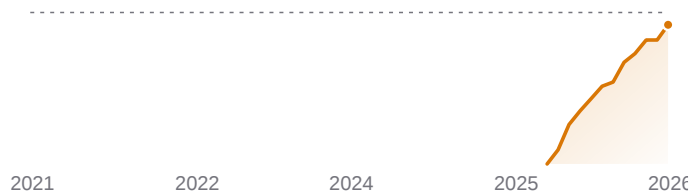


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

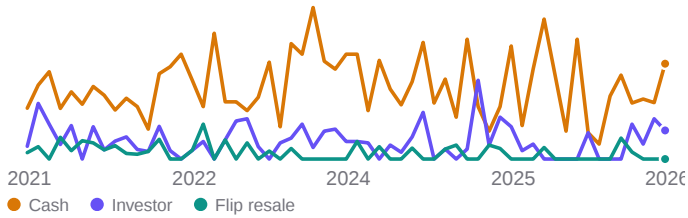
4.5%



BUYERS & OUTCOMES

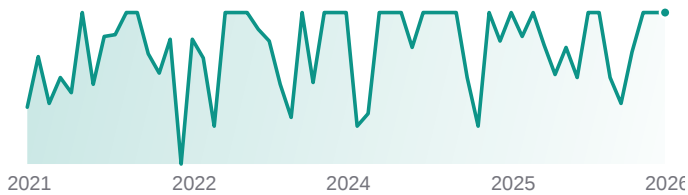
Buyer mix

Cash 45% · Investor 14% · Flip resale 0%



Sellers who sold at a gain

100%

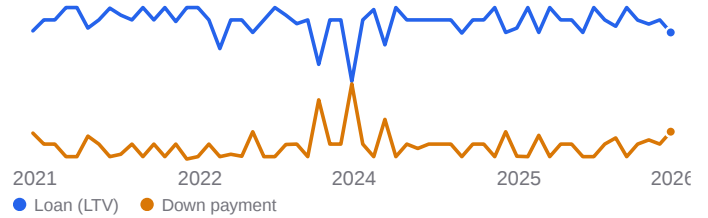


Median annualized return at resale

+8.0%

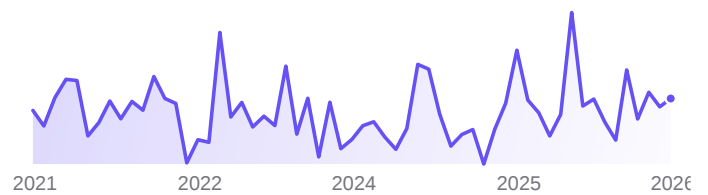


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



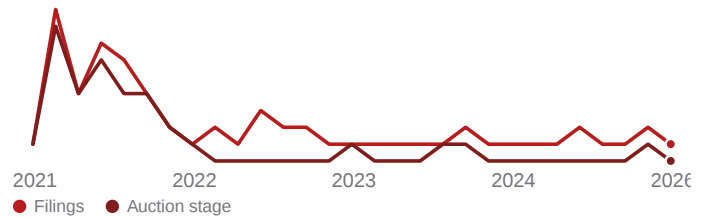
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	4,625
Median value (AVM)	\$2M
Median size	3,200 ft²
Median bedrooms	4
Median year built	1949
Single family	90%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	92%
Company owned	27%
Median loan-to-value	41%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	12,508
Density	3,282 / mi²
Median household income	\$268K
Average household income	\$413K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	41
Homes occupied	94%
Bachelor's or higher	39%
Poverty rate	1.8%
Unemployment	1.7%
Average temp	49°F
Annual precip	37 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.