

Winnetka 60093

ZIP code · IL · Illinois · Cook County · Winnetka

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

318

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

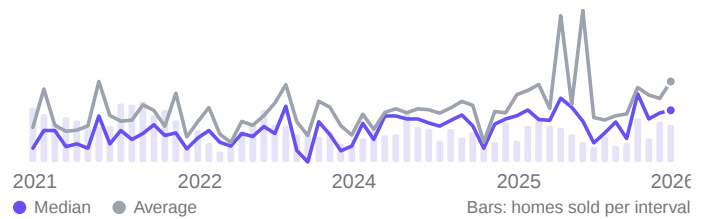
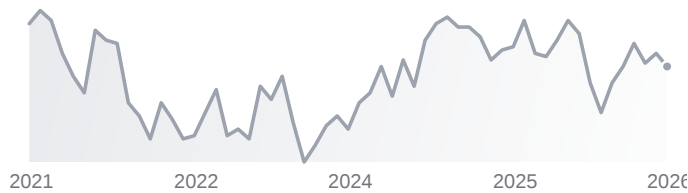
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$1.6M · Average \$2.1M

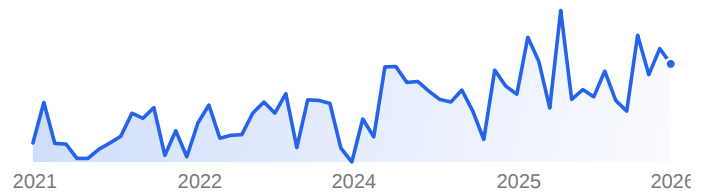
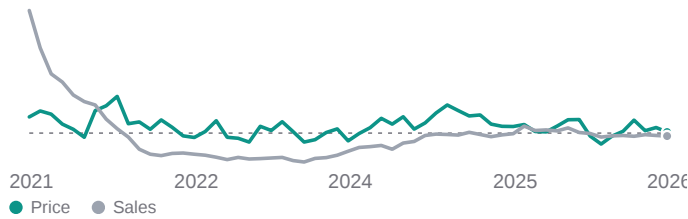


Growth (year over year)

Price +1.2% · Sales -3.9%

Price per square foot

\$523/ft²

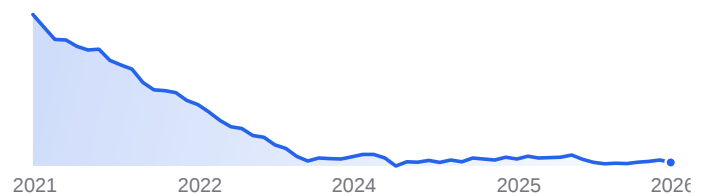
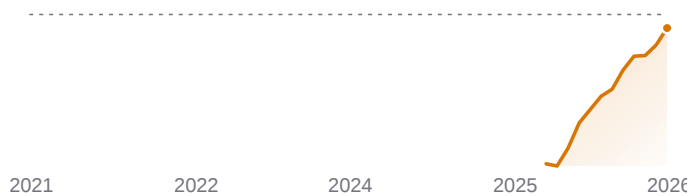


Sale premium vs estimated value

-0.6%

Annual turnover (share of homes sold)

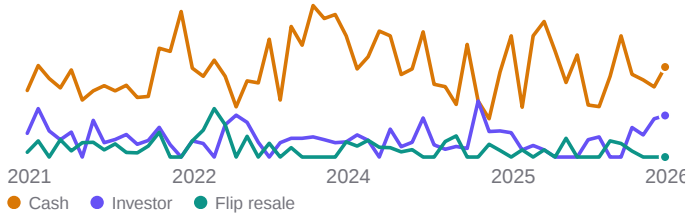
4.5%



BUYERS & OUTCOMES

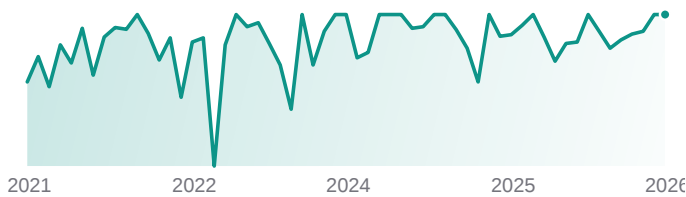
Buyer mix

Cash 37% · Investor 17% · Flip resale 0%



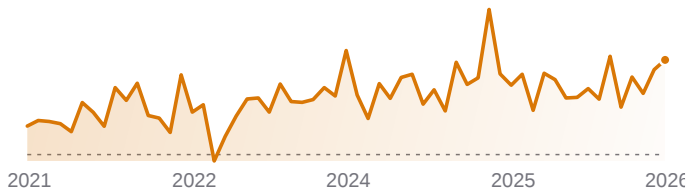
Sellers who sold at a gain

100%

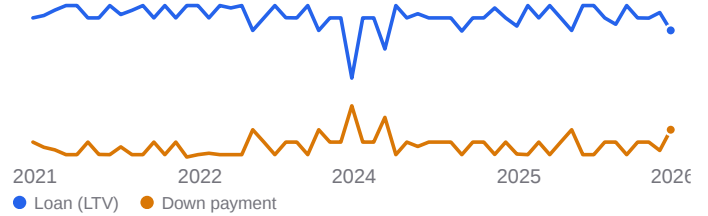


Median annualized return at resale

+7.1%



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



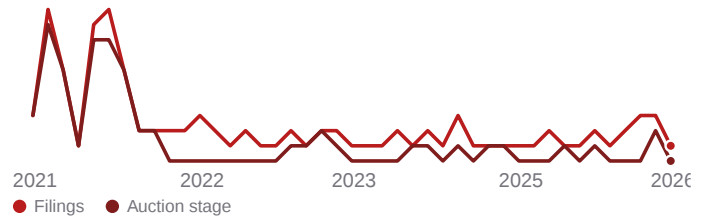
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,003
Median value (AVM)	\$1.6M
Median size	2,927 ft²
Median bedrooms	4
Median year built	1956
Single family	84%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	91%
Company owned	27%
Median loan-to-value	42%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	19,121
Density	1,952 / mi²
Median household income	\$236K
Average household income	\$357K
Crime index (US avg 100)	53
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	41
Homes occupied	94%
Bachelor's or higher	38%
Poverty rate	3.3%
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.