

Winnetka 91306

ZIP code · CA · California > Los Angeles County

BALANCED MARKET

\$803K

MEDIAN SALE PRICE

-5.5%

1-YR CHANGE

283

SALES (12 MO)

\$781K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



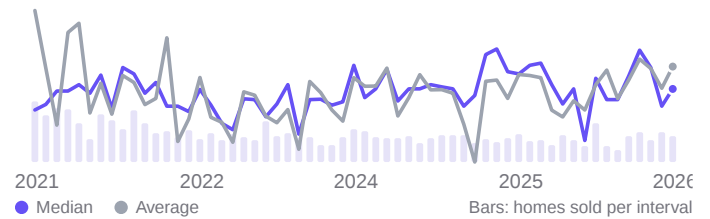
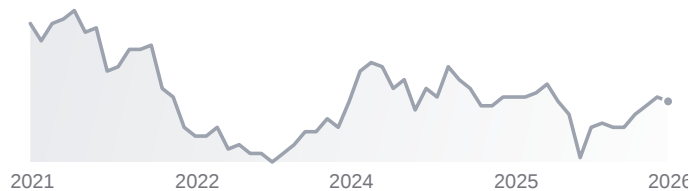
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$800K · Average \$852K

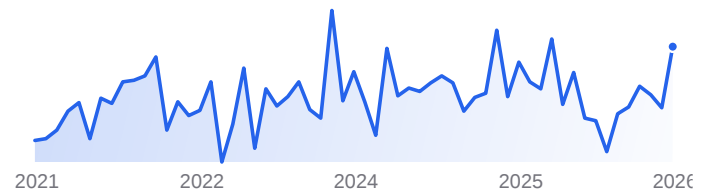
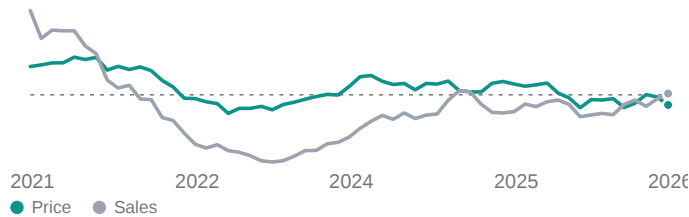


Growth (year over year)

Price -5.5% · Sales +0.7%

Price per square foot

\$548/ft²

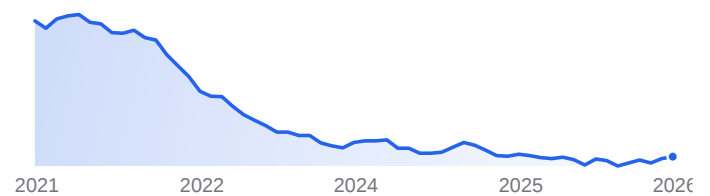
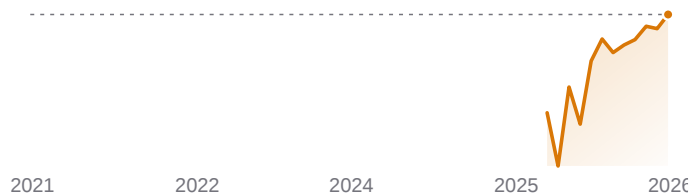


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

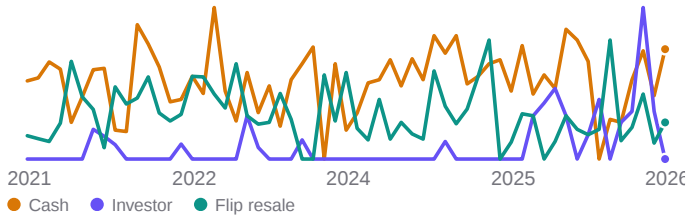
2.6%



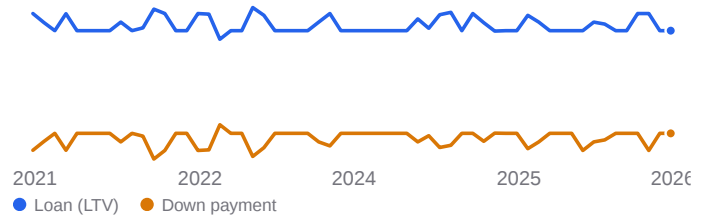
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 0% · Flip resale 7.7%

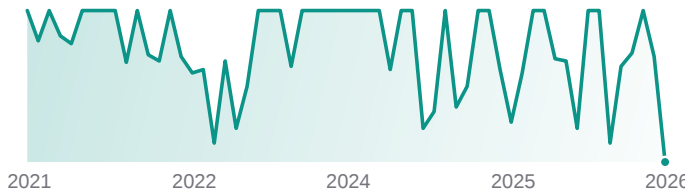


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain

86%



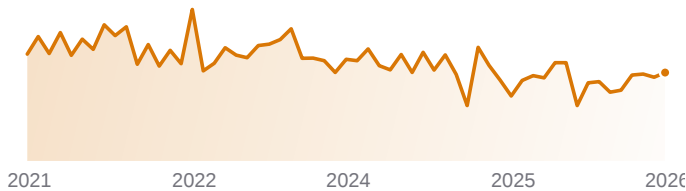
Typical hold before selling

11.7 yrs



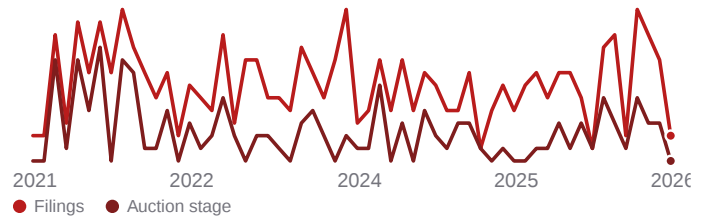
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	10,740
Median value (AVM)	\$781K
Median size	1,530 ft²
Median bedrooms	3
Median year built	1956
Single family	81%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	72%
Company owned	38%
Median loan-to-value	45%

Typical ownership tenure

17.4 yrs

COMMUNITY

Population	45,234
Density	10,624 / mi²
Median household income	\$78K
Average household income	\$106K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	413
Homes occupied	97%
Bachelor's or higher	23%
Poverty rate	18.2%
Unemployment	1.8%
Average temp	64°F
Annual precip	17 in
Sunshine	73%

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.