



Winchester

Sales Comparables - April 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	28331 Memory Ln	2428	\$ 278.00	4	3	4/16/2026	\$ 675,000.00	7405	0.17	462-214-004
Winchester	35078 Waimea Way	2789	\$ 225.00	5	2.5	4/17/2026	\$ 628,000.00	15245	0.35	480-471-019
Winchester	36600 Cheval Dr	1702	\$ 358.00	3	2	4/22/2026	\$ 610,000.00	10454	0.24	963-242-031
Winchester	32736 Cottonwood Rd	3887	\$ 197.00	5	5.5	4/14/2026	\$ 767,000.00	7405	0.17	476-080-022
Winchester	31238 Jan Steen Ct	1838	\$ 374.00	4	2	4/13/2026	\$ 689,000.00	7405	0.17	480-362-017
Winchester	32375 Safflower St	1853	\$ 323.00	2	2	4/24/2026	\$ 599,000.00	6534	0.15	476-055-007
Winchester	28428 Fressia Dr	2540	\$ 282.00	5	2.75	4/1/2026	\$ 717,500.00	7405	0.17	462-202-005
Winchester	32585 Presidio Hills Ln	3213	\$ 248.00	5	2.75	4/3/2026	\$ 800,000.00	8712	0.2	476-120-011
Winchester	31277 Ermitage Ln	1866	\$ 343.00	4	2	4/23/2026	\$ 641,000.00	8276	0.19	963-260-008
Winchester	36918 Blanc Ct	1702	\$ 340.00	3	2	4/21/2026	\$ 580,000.00	9583	0.22	963-271-030
Winchester	35850 Sunny Hills Rd	2815	\$ 440.00	3	2.75	4/30/2026	\$ 1,240,500.00	379843	8.72	476-290-009
Winchester	30894 Envision Ct	1835	\$ 307.00	4	2.25	4/23/2026	\$ 565,000.00	3358	0.08	461-690-007
Winchester	29224 Outback Ln	1746	\$ 340.00	3	1.75	4/9/2026	\$ 595,000.00	5998	0.14	461-792-016
Winchester	36415 Flare Dr					4/29/2026	\$ 600,000.00	3105	0.07	963-501-019
Winchester	32768 Westport Way	2467	\$ 287.00	4	2.5	4/17/2026	\$ 710,000.00	8276	0.19	476-331-002
Winchester	34747 Mediterra Cir	3212	\$ 264.00	5	2.75	4/22/2026	\$ 850,000.00	13503	0.31	480-440-037
Winchester	36377 Capri Dr	2873	\$ 194.00	4	2.5	4/21/2026	\$ 560,000.00	5227	0.12	963-352-008
Winchester	33305 Rusty Ct	2429	\$ 271.00	4	2.5	4/16/2026	\$ 659,000.00	4356	0.1	472-381-033
Winchester	36616 Chantecler Rd	2731	\$ 256.00	5	3	4/10/2026	\$ 700,000.00	7405	0.17	964-201-011
Winchester	32323 Roman Warren Way	1950	\$ 279.00	3	1.75	4/16/2026	\$ 545,000.00	6534	0.15	461-320-011
Winchester	36996 Pomerol Loop	1509	\$ 378.00	3	2	4/3/2026	\$ 571,000.00	7405	0.17	963-270-025
Winchester	30709 Expedition Dr	2227	\$ 278.00	4	2.75	4/9/2026	\$ 620,000.00	9300	0.21	461-551-005
Winchester	33111 Toledo Bend Ct	2201	\$ 302.00	4	2	4/6/2026	\$ 665,000.00	7405	0.17	964-790-016
Winchester	31103 Pepperbush Cir	2641	\$ 278.00	3	2.5	4/6/2026	\$ 735,000.00	7840	0.18	480-934-004
Winchester	33161 Cattle Dr	2315	\$ 237.00	4	1.75	4/24/2026	\$ 550,000.00	9147	0.21	458-361-005
Winchester	29569 Saddle Dr	3015	\$ 237.00	5	2.75	4/27/2026	\$ 715,000.00	6534	0.15	461-383-025
Winchester	31110 Calle Sagres	3070	\$ 244.00	4	3.25	4/6/2026	\$ 750,000.00	6098	0.14	963-472-011
Winchester	32124 Beaulieu Rd	2320	\$ 282.00	4	2	4/20/2026	\$ 655,000.00	9583	0.22	964-200-056
Winchester	32046 Prairie Crossing Dr	2419	\$ 254.00	4	2.5	4/14/2026	\$ 615,000.00	6969	0.16	461-503-028
Winchester	32507 Shadyview St	2909	\$ 317.00	4	2.5	4/6/2026	\$ 925,000.00	16117	0.37	476-161-019



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Winchester	36171 Joltaire Way	2122	\$ 277.00	3	2	4/15/2026	\$ 589,000.00	6098	0.14	963-312-003
Winchester	29168 Cahill Ct	2526	\$ 260.00	4	2.25	4/16/2026	\$ 659,000.00	7043	0.16	461-811-055
Winchester	32143 Daisy Dr	2740	\$ 301.00	4	2.75	4/6/2026	\$ 825,000.00	14374	0.33	476-221-006
Winchester	36675 Sauterne St	1720	\$ 383.00	3	2	4/6/2026	\$ 660,000.00	7405	0.17	963-242-013
Winchester	34515 Velvetleaf St	2027	\$ 350.00	3	2.5	4/30/2026	\$ 710,000.00	7840	0.18	480-931-013

Total Sales:	35
Average Sales Price:	\$685,000.00
Average Square Feet:	2401