

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	33351 Simpson Rd	1632	\$ 490.00	3	2	8/1/2023	\$ 800,000.00	202118	4.64	463-160-031
Winchester	32841 Butterfly Cir	3120	\$ 249.00	4	2.5	8/2/2023	\$ 779,000.00	11761	0.27	476-351-003
Winchester	31602 Vintners Pointe Ct	3212	\$ 208.00	5	2.75	8/2/2023	\$ 670,000.00	8276	0.19	480-440-007
Winchester	36821 Pebley Ct	2733	\$ 497.00	3	3	8/3/2023	\$ 1,360,000.00	12632	0.29	964-330-031
Winchester	31584 Koa Ct	3258	\$ 178.00	5	2.5	8/4/2023	\$ 580,000.00	7405	0.17	480-630-012
Winchester	30831 Foxhollow Dr	2705	\$ 236.00	4	3.25	8/7/2023	\$ 640,000.00	11142	0.26	461-581-014
Winchester	32291 Teton Ln	2712	\$ 213.00	4	2	8/8/2023	\$ 580,000.00	11325	0.26	476-252-005
Winchester	36348 Capri Dr	2492	\$ 240.00	3	2.5	8/8/2023	\$ 600,000.00	5227	0.12	963-361-026
Winchester	31342 Euclid Loop	2922	\$ 251.00	5	3	8/9/2023	\$ 735,000.00	7405	0.17	480-210-007
Winchester	34671 Dalea Rd	2447	\$ 257.00	3	2.5	8/10/2023	\$ 630,000.00	8276	0.19	476-072-006
Winchester	36857 Pomerol Loop	2069	\$ 317.00	4	2	8/10/2023	\$ 657,500.00	7405	0.17	963-271-012
Winchester	36374 Mimosa Tree Rd	4087	\$ 196.00	5	4	8/10/2023	\$ 805,000.00	8712	0.2	964-514-011
Winchester	35752 Champagne Way	3699	\$ 214.00	6	4	8/11/2023	\$ 795,000.00	10454	0.24	476-472-010
Winchester	30803 Foxhollow Dr	2474	\$ 262.00	4	3	8/11/2023	\$ 650,000.00	10001	0.23	461-571-001
Winchester	35359 Corte San Felipe	3259	\$ 209.00	4	3.75	8/11/2023	\$ 683,000.00	5662	0.13	480-271-029
Winchester	36781 Blanc Ct	2069	\$ 314.00	4	2	8/14/2023	\$ 650,000.00	7405	0.17	963-271-041
Winchester	32374 Daisy Dr	2740	\$ 191.00	4	2.75	8/14/2023	\$ 525,000.00	8712	0.2	476-232-003
Winchester	32391 Blazing Star St	3109	\$ 218.00	5	3	8/14/2023	\$ 680,000.00	10890	0.25	476-232-011
Winchester	32391 Old Grove Ct	2560	\$ 257.00	4	2.5	8/15/2023	\$ 660,000.00	13068	0.3	476-150-014
Winchester	32850 Olive Ave	1624	\$ 354.00	2	1.75	8/15/2023	\$ 575,000.00	33105	0.76	462-120-030
Winchester	34623 Redhawk Cir	2329	\$ 315.00	4	2	8/18/2023	\$ 735,000.00	7840	0.18	476-451-013
Winchester	36238 Joltaire Way	2852	\$ 242.00	5	3	8/18/2023	\$ 691,000.00	5662	0.13	963-313-022
Winchester	31844 Gimbal Way					8/22/2023	\$ 547,500.00	2770	0.06	963-500-057
Winchester	31298 Van Ruysdael Ln	1749	\$ 343.00	4	2	8/23/2023	\$ 600,000.00	7405	0.17	480-352-007
Winchester	36440 Arcs St					8/28/2023	\$ 589,500.00	3079	0.07	963-501-023
Winchester	36414 Arcs St					8/28/2023	\$ 558,000.00	3153	0.07	963-501-024
Winchester	32156 Rambling Ct	2591	\$ 209.00	4	2.5	8/28/2023	\$ 543,500.00	6969	0.16	461-502-044
Winchester	32049 Rambling Ct	2201	\$ 247.00	4	1.75	8/29/2023	\$ 544,500.00	6969	0.16	461-503-024
Winchester	36387 Arcs St					8/29/2023	\$ 527,500.00	2761	0.06	963-501-032
Winchester	29554 Bisbee Ct	2591	\$ 197.00	4	2.5	8/29/2023	\$ 512,500.00	6969	0.16	461-502-007



Winchester

Sales Comparables - August 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31859 Woodbank Way					8/30/2023	\$ 594,500.00	3175	0.07	963-500-024
Winchester	36465 Arcs St					8/30/2023	\$ 572,500.00	3584	0.08	963-501-035
Winchester	36466 Arcs St					8/30/2023	\$ 554,500.00	3563	0.08	963-501-022
Winchester	35363 Tavel St	3520	\$ 221.00	5	4	8/30/2023	\$ 780,000.00	10018	0.23	476-501-041
Winchester	31847 Woodbank Way					8/30/2023	\$ 528,500.00	2874	0.07	963-500-025
Winchester	26865 Durango Ct	2216	\$ 234.00	4	2.75	8/31/2023	\$ 520,000.00	8276	0.19	458-340-024
Winchester	32485 Iron Trail Rd	2540	\$ 228.00	5	2.75	8/31/2023	\$ 580,500.00	6534	0.15	461-351-014
Winchester	36388 Arcs St					8/31/2023	\$ 599,000.00	3079	0.07	963-501-025

Total Sales:	38
Average Sales Price:	\$648,236.84
Average Square Feet:	2673