



Winchester

Sales Comparables - August 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	35726 Ginger Tree Dr	2909	\$ 265.00	4	2.5	8/1/2025	\$ 772,000.00	10454	0.24	476-381-015
Winchester	35115 Mahogany Glen Dr	3120	\$ 258.00	4	2.5	8/1/2025	\$ 807,000.00	9147	0.21	476-352-013
Winchester	30533 Sierra Linda Dr	1844	\$ 317.00	3	1.75	8/1/2025	\$ 586,000.00	7840	0.18	461-273-002
Winchester	29707 Wolf Glen Ct	2288	\$ 264.00	3	1.75	8/1/2025	\$ 605,000.00	8276	0.19	461-511-008
Winchester	29586 Bisbee Ct	2207	\$ 274.00	4	2.5	8/5/2025	\$ 605,000.00	7405	0.17	461-502-011
Winchester	31120 Briar Rose Dr	2599	\$ 346.00	4	2.5	8/6/2025	\$ 900,000.00	20582	0.47	472-300-014
Winchester	29079 Laramie Ct	1757	\$ 316.00	3	1.75	8/6/2025	\$ 556,500.00	5558	0.13	461-811-016
Winchester	30883 Challenger Ct	1375	\$ 374.00	3	2.25	8/8/2025	\$ 515,000.00	3388	0.08	461-650-071
Winchester	35475 Calendula Cir	2740	\$ 268.00	4	2.75	8/12/2025	\$ 735,000.00	13503	0.31	476-211-011
Winchester	30542 Greenfield Dr	1674	\$ 339.00	3	1.75	8/12/2025	\$ 569,000.00	8712	0.2	461-270-009
Winchester	32392 Giverny Ct	2408	\$ 307.00	2	2	8/13/2025	\$ 740,000.00	9147	0.21	964-221-034
Winchester	29541 Oakley Ct	1568	\$ 343.00	2	1.75	8/13/2025	\$ 538,500.00	6969	0.16	461-620-002
Winchester	31038 Rosebud Dr					8/13/2025	\$ 619,000.00	5227	0.12	466-490-015
Winchester	32669 Armoise Dr	2733	\$ 278.00	3	3	8/14/2025	\$ 760,000.00	15245	0.35	964-350-017
Winchester	34456 Radiance St	1576	\$ 377.00	3	2	8/14/2025	\$ 595,000.00	5662	0.13	476-532-006
Winchester	32146 Spun Cotton Dr	3155	\$ 244.00	4	3.5	8/14/2025	\$ 770,000.00	8276	0.19	964-471-012
Winchester	31873 Granville Dr	1702	\$ 334.00	4	2	8/15/2025	\$ 570,000.00	7405	0.17	480-433-039
Winchester	29056 Aubrey Cir	1587	\$ 356.00	3	1.75	8/18/2025	\$ 565,000.00	6534	0.15	461-232-017
Winchester	31923 Pepper Tree St	3288	\$ 237.00	4	3.25	8/18/2025	\$ 780,000.00	11761	0.27	963-431-001
Winchester	33134 Celadon Ave	2028	\$ 295.00	4	1.75	8/19/2025	\$ 600,000.00	8712	0.2	472-370-001
Winchester	33170 Celadon Ave	3016	\$ 198.00	5	2.5	8/19/2025	\$ 600,000.00	7840	0.18	472-370-004
Winchester	32482 Iron Trail Rd	2540	\$ 236.00	5	2.75	8/19/2025	\$ 600,000.00	6534	0.15	461-350-001
Winchester	31768 Bottle Brush St	3240	\$ 253.00	4	3.25	8/20/2025	\$ 821,000.00	8276	0.19	963-212-001
Winchester	29146 Dallas Cir	2336	\$ 294.00	4	1.75	8/22/2025	\$ 688,000.00	9147	0.21	461-241-017
Winchester	26841 Franklin Ave	2315	\$ 240.00	4	1.75	8/22/2025	\$ 556,000.00	7840	0.18	458-351-005
Winchester	30598 Greenfield Dr	1674	\$ 329.00	3	1.75	8/22/2025	\$ 552,000.00	7840	0.18	461-270-005
Winchester	34065 Pink Pl	3035	\$ 235.00	4	2.75	8/22/2025	\$ 715,000.00	6960	0.16	472-331-004
Winchester	29377 Wyatt Earp Way	2590	\$ 244.00	4	2.5	8/22/2025	\$ 634,000.00	7840	0.18	461-330-012
Winchester	35246 Slater Ave	1843	\$ 374.00	3	2	8/25/2025	\$ 690,000.00	14374	0.33	480-201-001
Winchester	30721 Hawkscrest Dr	2540	\$ 246.00	5	2.75	8/26/2025	\$ 625,000.00	9038	0.21	461-572-002



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Winchester	32084 Rambling Ct	2207	\$ 285.00	4	2.5	8/28/2025	\$ 630,000.00	7405	0.17	461-502-038
Winchester	33039 St. Emilion Ct	2988	\$ 263.00	4	3.5	8/28/2025	\$ 787,000.00	8276	0.19	476-492-026
Winchester	32598 Breton Dr	2320	\$ 310.00	4	2	8/29/2025	\$ 720,000.00	7840	0.18	964-340-005
Winchester	32197 Bunkhouse Rd	1950	\$ 325.00	3	1.75	8/29/2025	\$ 635,500.00	9583	0.22	461-311-026
Winchester	31585 Hamburg Cir	2037	\$ 284.00	3	2	8/29/2025	\$ 580,000.00	10454	0.24	963-132-021
Winchester	28665 Lacrosse Ln	1873	\$ 315.00	5	2.75	8/29/2025	\$ 590,000.00	3977	0.09	461-670-019

Total Sales:	36
Average Sales Price:	\$655,875.00
Average Square Feet:	2316