



Winchester

Sales Comparables - August 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	34711 Myrtle Ct	3157	\$ 264.00	4	2.5	8/18/2026	\$ 835,000.00	9147	0.21	476-061-041
Winchester	32548 Western Hills Dr	1853	\$ 320.00	3	2.25	8/4/2026	\$ 593,500.00	3075	0.07	461-890-049
Winchester	36912 Rancho Kiel Rd	1819	\$ 343.00	3	2	8/21/2026	\$ 625,000.00	8276	0.19	964-320-009
Winchester	29230 Hondo Ln	1929	\$ 300.00	3	1.75	8/19/2026	\$ 580,000.00	5684	0.13	461-810-009
Winchester	35841 Avignon Ct	2420	\$ 274.00	4	2.75	8/11/2026	\$ 665,000.00	7840	0.18	480-382-006
Winchester	32380 Giverny Ct	2890	\$ 247.00	3	3	8/12/2026	\$ 715,000.00	9147	0.21	964-221-033
Winchester	35643 Domaine St	3337	\$ 260.00	5	4	8/5/2026	\$ 870,000.00	7405	0.17	476-470-008
Winchester	31387 Settlers Rd	1568	\$ 341.00	2	1.75	8/21/2026	\$ 535,000.00	10018	0.23	461-640-013
Winchester	31625 Ano Crest Rd	1200	\$ 1,458.00	3	2.5	8/5/2026	\$ 1,750,000.00	396831	9.11	466-350-014
Winchester	31454 Darlington Oak Dr	1691	\$ 392.00	3	2	8/25/2026	\$ 664,500.00	8276	0.19	480-920-001
Winchester	32074 Bandelier Rd	3331	\$ 195.00	4	3	8/28/2026	\$ 650,000.00	7840	0.18	476-281-009
Winchester	31377 Partridgeberry Dr	1691	\$ 390.00	3	2	8/28/2026	\$ 660,000.00	7840	0.18	480-861-002
Winchester	32304 Daisy Dr	3109	\$ 273.00	5	3	8/3/2026	\$ 850,000.00	8276	0.19	476-222-001
Winchester	30690 Hawkscrest Dr	2042	\$ 298.00	3	1.75	8/13/2026	\$ 610,000.00	7440	0.17	461-551-011
Winchester	35554 Yellowstone St	2712	\$ 248.00	4	2.5	8/18/2026	\$ 675,000.00	10890	0.25	476-250-007
Winchester	30468 Altima Ct	1375	\$ 402.00	3	2.25	8/21/2026	\$ 553,000.00	3293	0.08	461-650-018
Winchester	32201 Rambling Ct	1824	\$ 276.00	3	2.5	8/27/2026	\$ 505,000.00	8276	0.19	461-503-005
Winchester	32145 Rambling Ct	2591	\$ 191.00	4	2.5	8/11/2026	\$ 495,500.00	6969	0.16	461-502-049
Winchester	31351 Mccartney Dr	2589	\$ 282.00	3	2.5	8/10/2026	\$ 731,000.00	5227	0.12	480-300-018
Winchester	32629 Cullen Ct	1819	\$ 371.00	3	2	8/26/2026	\$ 675,000.00	8276	0.19	964-343-024
Winchester	35069 Painted Rock St	2998	\$ 238.00	5	2.75	8/27/2026	\$ 715,000.00	9147	0.21	476-111-011
Winchester	31801 Silk Vine Dr	3340	\$ 224.00	5	3	8/17/2026	\$ 750,000.00	7840	0.18	480-072-017
Winchester	36046 Joltaire Way	3037	\$ 220.00	4	3	8/21/2026	\$ 670,000.00	5662	0.13	963-300-030
Winchester	32735 Newham Ct	3119	\$ 221.00	3	2.5	8/3/2026	\$ 690,000.00	7840	0.18	476-323-006
Winchester	36695 Fontaine St	3217	\$ 298.00	5	3	8/12/2026	\$ 960,000.00	14810	0.34	964-352-006
Winchester	29476 Canteen Cir	2021	\$ 289.00	3	2.25	8/3/2026	\$ 585,000.00	7405	0.17	461-311-027
Winchester	30887 Grand Prix Ct	1567	\$ 357.00	3	2.25	8/5/2026	\$ 560,000.00	3284	0.08	461-670-012
Winchester	31336 Settlers Rd	1568	\$ 353.00	2	1.75	8/26/2026	\$ 555,000.00	8276	0.19	461-641-002
Winchester	32536 Western Hills Dr	2150	\$ 281.00	4	2.25	8/4/2026	\$ 606,000.00	3262	0.07	461-890-048
Winchester	36311 Tahoe St	1597	\$ 343.00	3	2	8/20/2026	\$ 549,000.00	5662	0.13	963-351-028

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	26829 Rodeo Ct	2782	\$ 212.00	5	2.5	8/7/2026	\$ 590,000.00	9147	0.21	458-351-014
Winchester	26812 Rodeo Ct	2315	\$ 241.00	4	1.75	8/6/2026	\$ 559,000.00	7405	0.17	458-351-008
Winchester	31686 Palo Verde Ct	2098	\$ 300.00	4	3	8/24/2026	\$ 630,000.00	7405	0.17	963-181-018
Winchester	30901 Foxhollow Dr	2836	\$ 254.00	5	3.25	8/10/2026	\$ 722,500.00	10471	0.24	461-581-009
Winchester	35482 Calendula Cir	2950	\$ 169.00	4	2.75	8/14/2026	\$ 500,000.00	14374	0.33	476-211-013
Winchester	35544 Birchbrook Ln	2909	\$ 297.00	4	2.5	8/24/2026	\$ 865,000.00	13503	0.31	476-380-003
Winchester	31704 Pepper Tree St	2774	\$ 248.00	3	2.5	8/10/2026	\$ 690,000.00	10890	0.25	963-200-024
Winchester	28307 Memory Ln	2612	\$ 267.00	4	3	8/12/2026	\$ 700,000.00	7405	0.17	462-214-002
Winchester	29631 Barrel Ct	2843	\$ 263.00	3	1.75	8/27/2026	\$ 750,000.00	6969	0.16	461-641-006
Winchester	31965 Eureka Cir	2877	\$ 245.00	3	2.5	8/18/2026	\$ 705,000.00	7405	0.17	963-280-015
Winchester	31870 Eureka Cir	2290	\$ 283.00	3	2.5	8/26/2026	\$ 650,000.00	6969	0.16	963-280-002
Winchester	26833 Calico Ct	2782	\$ 194.00	5	2.5	8/13/2026	\$ 542,000.00	8712	0.2	458-340-045

Total Sales:	42
Average Sales Price:	\$685,261.90
Average Square Feet:	2420