



# Winchester

## Sales Comparables - December 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32591 Shadyview St	3363	\$ 266.00	5	3.25	12/1/2025	\$ 895,000.00	10018	0.23	476-161-024
Winchester	32852 Shephard Ct	2339	\$ 275.00	3	2.5	12/1/2025	\$ 645,000.00	6969	0.16	476-340-003
Winchester	36628 Chantecler Rd	1819	\$ 340.00	3	2	12/2/2025	\$ 620,000.00	7405	0.17	964-201-013
Winchester	34502 Silky Dogwood Dr	1691	\$ 381.00	3	2	12/3/2025	\$ 645,000.00	8276	0.19	480-940-008
Winchester	36362 Arcs St	1677	\$ 345.00	3	2.25	12/5/2025	\$ 580,000.00	2800	0.06	963-501-026
Winchester	31431 Bradford St	1715	\$ 402.00	3	2	12/5/2025	\$ 690,000.00	7840	0.18	963-160-014
Winchester	36045 Glasgow St	2644	\$ 245.00	4	2.75	12/5/2025	\$ 650,000.00	5662	0.13	963-231-026
Winchester	34826 Mediterra Cir	2307	\$ 270.00	4	2	12/8/2025	\$ 625,000.00	7840	0.18	480-440-031
Winchester	32324 Orange Blossom Dr	2334	\$ 299.00	4	2.5	12/9/2025	\$ 700,000.00	7840	0.18	476-142-004
Winchester	29268 Redheart Ct	1868	\$ 299.00	3	2.25	12/9/2025	\$ 560,000.00	6098	0.14	461-260-023
Winchester	29428 Bamboo Ct	1868	\$ 317.00	3	2.25	12/10/2025	\$ 594,000.00	7405	0.17	461-251-030
Winchester	32529 Presidio Hills Ln	2909	\$ 240.00	4	2.5	12/11/2025	\$ 700,000.00	9583	0.22	476-120-015
Winchester	34093 Harcourt Dr	2641	\$ 282.00	5	3	12/16/2025	\$ 745,000.00	8276	0.19	476-540-005
Winchester	32579 Breton Dr	2320	\$ 301.00	4	2	12/17/2025	\$ 700,000.00	7405	0.17	964-343-004
Winchester	35543 Laurel Tree Ct	2560	\$ 337.00	4	2.5	12/17/2025	\$ 865,000.00	8712	0.2	476-400-012
Winchester	35676 Small Pine Ct	3369	\$ 259.00	5	3.5	12/18/2025	\$ 875,000.00	10890	0.25	476-400-044
Winchester	30747 Draco Dr	2056	\$ 296.00	4	2.5	12/19/2025	\$ 610,000.00	4199	0.1	461-680-051
Winchester	30771 Draco Dr	2391	\$ 267.00	5	2.5	12/19/2025	\$ 640,000.00	4199	0.1	461-680-050
Winchester	29141 Topeka Cir	1857	\$ 331.00	3	1.75	12/19/2025	\$ 615,000.00	6534	0.15	461-241-031
Winchester	31343 Tulette Ln	2236	\$ 258.00	4	2.75	12/19/2025	\$ 579,000.00	7405	0.17	480-342-002
Winchester	34258 Northhaven Dr	3847	\$ 230.00	5	4	12/22/2025	\$ 885,000.00	9147	0.21	476-330-007
Winchester	32900 Bootlegg Rd	1768	\$ 565.00	3	2.25	12/23/2025	\$ 1,000,000.00	221284	5.08	964-100-011
Winchester	30769 Impala Ct	1873	\$ 279.00	5	2.75	12/23/2025	\$ 524,000.00	3118	0.07	461-650-037
Winchester	30804 Expedition Dr	2540	\$ 269.00	5	2.75	12/24/2025	\$ 685,000.00	9308	0.21	461-560-004
Winchester	34611 Persian Lilac St	2821	\$ 269.00	4	3	12/24/2025	\$ 760,000.00	7840	0.18	480-861-014
Winchester	33057 Powell Ln					12/24/2025	\$ 613,000.00	4822	0.11	964-781-038
Winchester	32063 Yosemite St	3333	\$ 199.00	5	3	12/24/2025	\$ 665,000.00	8712	0.2	476-241-030
Winchester	30982 Foxhollow Dr	2474	\$ 246.00	4	3	12/31/2025	\$ 610,000.00	8433	0.19	461-580-027
Winchester	35582 Laurel Tree Ct	2998	\$ 268.00	5	2.75	12/31/2025	\$ 806,000.00	10454	0.24	476-400-003
Winchester	31407 Mosaic Ct	2293	\$ 320.00	3	2.5	12/31/2025	\$ 735,000.00	8712	0.2	480-920-008



**Lawyers Title**

## **Winchester**

Sales Comparables - December 2025

<b>Total Sales:</b>	30
<b>Average Sales Price:</b>	\$693,866.67
<b>Average Square Feet:</b>	2411