

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31090 Euclid Loop	1703	\$ 337.00	3	2	2/1/2023	\$ 575,000.00	7840	0.18	480-200-005
Winchester	31693 Meadow Ln	2835	\$ 211.00	4	3	2/3/2023	\$ 600,000.00	8276	0.19	480-060-004
Winchester	31195 Peregrine Way	3349	\$ 220.00	3	3.25	2/6/2023	\$ 739,000.00	8276	0.19	480-190-003
Winchester	32556 Cottonwood Rd	3430	\$ 196.00	5	4.25	2/7/2023	\$ 675,000.00	8276	0.19	476-072-002
Winchester	31667 Crimson Dr	1994	\$ 300.00	4	2.75	2/8/2023	\$ 600,000.00	8276	0.19	480-390-023
Winchester	30555 Phino Ln	2200	\$ 353.00	3	2.5	2/8/2023	\$ 778,000.00	440827	10.12	466-360-043
Winchester	34648 Chinaberry Dr	3157	\$ 207.00	4	2.5	2/9/2023	\$ 655,000.00	8276	0.19	476-063-006
Winchester	35228 Orchid Dr	2947	\$ 208.00	6	3	2/9/2023	\$ 615,000.00	8276	0.19	476-183-033
Winchester	36038 Pansy St	3417	\$ 222.00	5	2.5	2/9/2023	\$ 760,000.00	7405	0.17	963-281-019
Winchester	32772 Red Carriage Rd	4020	\$ 192.00	5	4	2/9/2023	\$ 775,000.00	8276	0.19	964-513-021
Winchester	34635 Velvetleaf St	2293	\$ 295.00	3	2.5	2/9/2023	\$ 677,000.00	7405	0.17	480-931-003
Winchester	26791 Calico Ct	2315	\$ 238.00	4	1.75	2/10/2023	\$ 552,500.00	20037	0.46	458-340-042
Winchester	32690 Summersweet Dr	315	\$ 2,142.00	6	5.25	2/10/2023	\$ 675,000.00	8276	0.19	476-083-001
Winchester	31679 Umbria Ln	1597	\$ 234.00	3	2	2/10/2023	\$ 375,000.00	6969	0.16	963-361-004
Winchester	32680 Pines Airpark Rd	2728	\$ 439.00	4	2.5	2/14/2023	\$ 1,200,000.00	644688	14.8	466-230-076
Winchester	34733 Armstrong Rd	1945	\$ 302.00	4	2	2/15/2023	\$ 588,000.00	12196	0.28	480-822-006
Winchester	35622 Denver Cir	2202	\$ 245.00	3	2.5	2/15/2023	\$ 540,000.00	5227	0.12	480-301-045
Winchester	31970 Sage Ct	2995	\$ 203.00	3	2.75	2/15/2023	\$ 610,000.00	7840	0.18	480-330-056
Winchester	31390 Tulette Ln	3073	\$ 228.00	4	3	2/16/2023	\$ 703,000.00	7840	0.18	480-340-007
Winchester	26841 Franklin Ave	2315	\$ 226.00	4	1.75	2/17/2023	\$ 525,000.00	7840	0.18	458-351-005
Winchester	31682 Olive Tree Ct	1977	\$ 297.00	3	3	2/17/2023	\$ 588,000.00	7840	0.18	963-181-042
Winchester	31043 Pinon Pine Cir	3258	\$ 179.00	4	2.5	2/17/2023	\$ 585,000.00	7405	0.17	480-541-003
Winchester	36403 Rotterdam St	1685	\$ 275.00	3	2	2/17/2023	\$ 465,000.00	7840	0.18	963-122-001
Winchester	32263 Mountain Blue Ct	2740	\$ 229.00	4	2.75	2/21/2023	\$ 630,000.00	10454	0.24	476-202-020
Winchester	36800 Rancho Kiel Rd	2731	\$ 267.00	5	3	2/21/2023	\$ 730,000.00	11761	0.27	964-320-014
Winchester	32133 Old Country Ct	3108	\$ 106.00	5	4	2/22/2023	\$ 330,000.00	7840	0.18	476-100-023
Winchester	34750 Yellow Root St	2117	\$ 299.00	3	2	2/23/2023	\$ 635,000.00	9147	0.21	480-821-027
Winchester	31301 Ermitage Ln	1866	\$ 305.00	4	2	2/24/2023	\$ 570,000.00	8276	0.19	963-260-006
Winchester	31923 Corte De Pinos	2822	\$ 261.00	4	3.5	2/27/2023	\$ 738,000.00	7840	0.18	480-261-013



## Winchester

Sales Comparables - February 2023

<b>Total Sales:</b>	29
<b>Average Sales Price:</b>	\$637,534.48
<b>Average Square Feet:</b>	2522