

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36443 Seine Ct					1/3/2023	\$ 561,000.00	3036	0.07	963-501-006
Winchester	31307 Frans Hals Dr	1749	\$ 288.00	4	2	1/4/2023	\$ 505,000.00	7840	0.18	480-362-008
Winchester	31357 Cookie Rd	2789	\$ 233.00	3	2.5	1/5/2023	\$ 650,000.00	7405	0.17	480-530-041
Winchester	29050 Dallas Cir	1389	\$ 356.00	3	1.75	1/6/2023	\$ 495,000.00	6098	0.14	461-241-009
Winchester	33180 Wesley St	950	\$ 105.00	2	1	1/6/2023	\$ 100,000.00	11325	0.26	463-074-005
Winchester	31938 Via Del Paso	3259	\$ 176.00	4	3.75	1/9/2023	\$ 575,000.00	6969	0.16	480-282-015
Winchester	36710 Sauterne St	1723	\$ 339.00	4	2	1/10/2023	\$ 585,000.00	6969	0.16	963-241-002
Winchester	26812 Rodeo Ct	2315	\$ 224.00	4	1.75	1/11/2023	\$ 520,000.00	7405	0.17	458-351-008
Winchester	34834 Armstrong Rd	1691	\$ 325.00	3	2	1/13/2023	\$ 550,000.00	7840	0.18	480-821-014
Winchester	34457 Solstice St	2239	\$ 250.00	4	3	1/13/2023	\$ 561,000.00	5227	0.12	476-532-013
Winchester	31335 Verde Mare Dr	3207	\$ 213.00	4	2.5	1/17/2023	\$ 685,000.00	7840	0.18	480-760-008
Winchester	35332 Corte Los Flores	3259	\$ 182.00	4	3.75	1/18/2023	\$ 595,000.00	9147	0.21	480-271-004
Winchester	36417 Seine Ct					1/19/2023	\$ 516,500.00	2761	0.06	963-501-005
Winchester	36406 Seine Ct					1/20/2023	\$ 574,000.00	3327	0.08	963-500-010
Winchester	29349 Bronco Ct	1575	\$ 316.00	3	1.75	1/23/2023	\$ 499,000.00	7840	0.18	461-260-043
Winchester	36458 Seine Ct					1/23/2023	\$ 591,500.00	3057	0.07	963-500-012
Winchester	35320 Strasbourg Ln					1/23/2023	\$ 183,000.00	10454	0.24	476-501-040
Winchester	29123 Delores Ln	1587	\$ 349.00	3	1.75	1/24/2023	\$ 555,000.00	11325	0.26	461-231-013
Winchester	32087 Yosemite St	2660	\$ 223.00	4	3	1/30/2023	\$ 595,000.00	7840	0.18	476-241-028
Winchester	31860 Honeysuckle Cir	2877	\$ 161.00	3	2.5	1/31/2023	\$ 465,000.00	7840	0.18	963-280-024
Winchester	31671 Poppy St	2593	\$ 223.00	4	3	1/31/2023	\$ 580,000.00	6098	0.14	963-312-029
Winchester	31173 Reserve Dr					1/31/2023	\$ 755,000.00	19776	0.45	472-301-005



## Winchester

Sales Comparables - January 2023

<b>Total Sales:</b>	22
<b>Average Sales Price:</b>	\$531,636.36
<b>Average Square Feet:</b>	2241