

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	29320 Adams St	2590	\$ 247.00	4	2.5	7/13/2023	\$ 642,000.00	10018	0.23	461-330-006
Winchester	29457 Adams St	2021	\$ 272.00	3	2.25	7/24/2023	\$ 550,000.00	6534	0.15	461-311-040
Winchester	31362 Amsterdam Rd	1491	\$ 389.00	3	2	7/24/2023	\$ 581,000.00	7405	0.17	963-130-001
Winchester	31522 Amsterdam Rd	1515	\$ 372.00	3	2	7/21/2023	\$ 565,000.00	7405	0.17	963-132-005
Winchester	36309 Arcs St					7/25/2023	\$ 565,500.00	3672	0.08	963-501-029
Winchester	36310 Arcs St					7/24/2023	\$ 546,500.00	3232	0.07	963-501-028
Winchester	36335 Arcs St					7/24/2023	\$ 599,500.00	3040	0.07	963-501-030
Winchester	36336 Arcs St					7/26/2023	\$ 579,500.00	3079	0.07	963-501-027
Winchester	36361 Arcs St					7/27/2023	\$ 539,500.00	2761	0.06	963-501-031
Winchester	36362 Arcs St					7/25/2023	\$ 513,000.00	2800	0.06	963-501-026
Winchester	29128 Aubrey Cir	1481	\$ 351.00	3	1.75	7/20/2023	\$ 520,000.00	6969	0.16	461-232-023
Winchester	33199 Big Range Dr	2273	\$ 241.00	4	2.5	7/17/2023	\$ 550,000.00	7405	0.17	458-362-019
Winchester	31103 Bonsai Cir	3072	\$ 221.00	5	3	7/24/2023	\$ 680,000.00	8276	0.19	480-220-001
Winchester	31071 Calle Cercal	3070	\$ 224.00	4	3.25	7/14/2023	\$ 690,000.00	5227	0.12	963-480-015
Winchester	36012 Capri Dr	2877	\$ 248.00	3	2.5	7/14/2023	\$ 715,000.00	8276	0.19	963-300-011
Winchester	32515 Chambord St	2820	\$ 266.00	4	3.25	7/21/2023	\$ 750,500.00	7405	0.17	476-440-036
Winchester	36619 Chantecler Rd	2731	\$ 269.00	5	3	7/6/2023	\$ 735,000.00	6969	0.16	964-200-013
Winchester	31715 Crimson Dr	1811	\$ 317.00	3	2	7/19/2023	\$ 575,000.00	8276	0.19	480-390-027
Winchester	32227 Daisy Dr	3109	\$ 255.00	5	3	7/13/2023	\$ 795,000.00	7840	0.18	476-221-012
Winchester	29115 Dallas Cir	2336	\$ 241.00	4	1.75	7/31/2023	\$ 565,000.00	6534	0.15	461-242-002
Winchester	31454 Darlington Oak Dr	1691	\$ 342.00	3	2	7/31/2023	\$ 580,000.00	8276	0.19	480-920-001
Winchester	30875 French Valley Rd	2027	\$ 389.00	3	1.75	7/10/2023	\$ 789,000.00	108900	2.5	472-030-009
Winchester	31880 Gimbal Way					7/6/2023	\$ 499,000.00	2766	0.06	963-500-060
Winchester	35389 Laurel Tree Ct	2998	\$ 270.00	5	2.75	7/28/2023	\$ 810,000.00	8276	0.19	476-391-006
Winchester	34942 Lava Tree Ln	2217	\$ 278.00	4	2.5	7/21/2023	\$ 618,000.00	6969	0.16	480-631-003
Winchester	34563 Meadowside Ln	1779	\$ 331.00	4	2	7/12/2023	\$ 590,000.00	7840	0.18	476-450-019
Winchester	35070 Orchard Crest Ct	2560	\$ 261.00	4	2.5	7/6/2023	\$ 669,000.00	11761	0.27	476-111-018
Winchester	31091 Pepperbush Cir	1691	\$ 342.00	3	2	7/13/2023	\$ 580,000.00	7840	0.18	480-934-005
Winchester	31235 Pinon Pine Cir	2320	\$ 273.00	3	2.5	7/24/2023	\$ 635,000.00	8712	0.2	480-530-068
Winchester	34395 Radiance St	1576	\$ 348.00	3	2	7/28/2023	\$ 549,000.00	5662	0.13	476-531-021



Winchester

Sales Comparables - July 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32360 Saint Martin St	2890	\$ 254.00	2	2	7/13/2023	\$ 735,000.00	7840	0.18	964-245-001
Winchester	31829 Via Del Paso	3049	\$ 219.00	4	4.25	7/14/2023	\$ 670,000.00	7840	0.18	480-281-004
Winchester	29979 Vista Ridge Rd	2474	\$ 259.00	4	3	7/24/2023	\$ 643,000.00	12771	0.29	461-601-012
Winchester	34988 Wintergrass Ct	2500	\$ 246.00	4	2.75	7/20/2023	\$ 615,000.00	6969	0.16	476-143-010
Winchester	29432 Wyatt Earp Way	2021	\$ 277.00	3	2.25	7/31/2023	\$ 560,000.00	6969	0.16	461-321-002
Winchester	35590 Yellowstone St	2660	\$ 236.00	4	3	7/31/2023	\$ 630,000.00	8712	0.2	476-250-010

Total Sales:	36
Average Sales Price:	\$623,027.78
Average Square Feet:	2333

Deemed reliable but not guaranteed

Winchester

Deemed reliable but not guaranteed