



Winchester

Sales Comparables - July 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	34060 Burcham Ln	3699	\$ 220.00	6	4	7/1/2025	\$ 815,000.00	7840	0.18	476-541-009
Winchester	36354 Shine Dr					7/1/2025	\$ 627,000.00	3733	0.09	963-500-008
Winchester	36401 Erika Ct	1715	\$ 367.00	3	2	7/3/2025	\$ 630,000.00	7405	0.17	963-151-001
Winchester	33076 Lirac Ln	3337	\$ 242.00	5	4	7/3/2025	\$ 810,000.00	7405	0.17	476-480-010
Winchester	36082 Saint Claire Ct	2201	\$ 305.00	4	2	7/3/2025	\$ 673,000.00	7305	0.17	964-801-020
Winchester	29120 Cahill Ct					7/7/2025	\$ 605,000.00	5131	0.12	461-811-056
Winchester	32740 Cherokee Rose St	3369	\$ 264.00	5	3.5	7/7/2025	\$ 890,000.00	11325	0.26	476-410-004
Winchester	32804 Red Carriage Rd	2515	\$ 304.00	4	3	7/7/2025	\$ 765,000.00	8276	0.19	964-520-002
Winchester	28625 Shady Tree Ln	2707	\$ 202.00	4	2.5	7/7/2025	\$ 548,000.00	54450	1.25	462-040-045
Winchester	33007 Cattle Dr	2782	\$ 224.00	5	2.5	7/8/2025	\$ 625,000.00	16552	0.38	458-360-004
Winchester	34908 Kooden Rd	3258	\$ 283.00	4	2.5	7/8/2025	\$ 925,000.00	11761	0.27	480-530-052
Winchester	34076 Pink Pl	3035	\$ 293.00	4	3.75	7/8/2025	\$ 890,000.00	8215	0.19	472-330-005
Winchester	31713 Pompei Ln	2492	\$ 264.00	3	2.5	7/8/2025	\$ 660,000.00	6098	0.14	963-360-009
Winchester	31348 Scrub Jay Rd					7/8/2025	\$ 700,000.00	7405	0.17	462-202-045
Winchester	36865 Blanc Ct	1702	\$ 352.00	3	2	7/10/2025	\$ 600,000.00	6969	0.16	963-271-034
Winchester	30907 Challenger Ct	1774	\$ 301.00	4	3.25	7/10/2025	\$ 535,000.00	3118	0.07	461-650-070
Winchester	28340 Memory Ln	2612	\$ 239.00	5	2.75	7/10/2025	\$ 625,000.00	7405	0.17	462-213-031
Winchester	30945 Alister Ln	2033	\$ 277.00	4	1.75	7/11/2025	\$ 565,000.00	6085	0.14	461-790-013
Winchester	32269 Daisy Dr	3109	\$ 268.00	5	3	7/11/2025	\$ 835,000.00	7840	0.18	476-221-015
Winchester	36884 Hidden Trail Ct	2121	\$ 407.00	3	2	7/11/2025	\$ 865,000.00	39639	0.91	963-110-014
Winchester	31281 Van Ruysdael Ln	2030	\$ 329.00	4	2	7/14/2025	\$ 669,000.00	7405	0.17	480-351-011
Winchester	32887 Birchall Ct	3699	\$ 224.00	6	4	7/15/2025	\$ 830,000.00	7405	0.17	476-551-018
Winchester	31832 Gimbal Way					7/15/2025	\$ 620,000.00	3118	0.07	963-500-056
Winchester	32912 Shephard Ct	2467	\$ 31.00	4	2.5	7/15/2025	\$ 76,500.00	7405	0.17	476-340-008
Winchester	31493 Darlington Oak Dr	1945	\$ 335.00	4	2	7/16/2025	\$ 653,500.00	10018	0.23	480-860-003
Winchester	33177 Lirac Ln	2070	\$ 313.00	3	2	7/16/2025	\$ 649,000.00	8276	0.19	476-481-005
Winchester	32555 Safflower St	3887	\$ 213.00	5	5.25	7/16/2025	\$ 830,000.00	7840	0.18	476-075-006
Winchester	31087 Petal Cir	2293	\$ 348.00	3	2.5	7/18/2025	\$ 799,000.00	8276	0.19	480-933-008
Winchester	30893 Telegraph Dr	2836	\$ 239.00	5	3.25	7/18/2025	\$ 680,000.00	8825	0.2	461-601-006
Winchester	35646 Athena Ct	3404	\$ 255.00	5	3	7/21/2025	\$ 869,000.00	9583	0.22	476-431-008



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Winchester	33060 Toledo Bend Ct	2905	\$ 280.00	5	2.75	7/22/2025	\$ 815,000.00	7287	0.17	964-790-033
Winchester	30886 Hawkscrest Dr	2540	\$ 255.00	5	2.75	7/23/2025	\$ 650,000.00	7296	0.17	461-561-024
Winchester	36453 Rotterdam St	1685	\$ 314.00	3	2	7/24/2025	\$ 530,000.00	7405	0.17	963-122-006
Winchester	33375 Christine Ln	3739	\$ 534.00	4	3.5	7/25/2025	\$ 2,000,000.00	221284	5.08	472-080-017
Winchester	35712 Ginger Tree Dr	3213	\$ 234.00	5	2.75	7/25/2025	\$ 755,000.00	10018	0.23	476-381-014
Winchester	34539 Velvetleaf St	2293	\$ 304.00	3	2.5	7/25/2025	\$ 698,000.00	7405	0.17	480-931-011
Winchester	29628 Dotted Mint Rd	2428	\$ 261.00	4	3	7/28/2025	\$ 635,000.00	7252	0.17	461-560-030
Winchester	31895 Opal Dr	2444	\$ 270.00	4	2.5	7/28/2025	\$ 660,000.00	6969	0.16	480-420-009
Winchester	36414 Pistachio Dr	3912	\$ 214.00	4	4	7/28/2025	\$ 837,500.00	8276	0.19	964-513-009
Winchester	35459 Azalea Cir	2922	\$ 258.00	5	3	7/29/2025	\$ 755,000.00	7840	0.18	480-211-005
Winchester	33297 Big Range Dr	2507	\$ 225.00	4	2.5	7/29/2025	\$ 565,000.00	7405	0.17	458-371-001
Winchester	32160 Goldeneye Dr	3281	\$ 233.00	4	3.5	7/29/2025	\$ 765,000.00	10454	0.24	476-423-008
Winchester	29179 Covenant Ln	1746	\$ 337.00	3	1.75	7/30/2025	\$ 590,000.00	5998	0.14	461-791-005
Winchester	35240 Via Santa Catalina	2081	\$ 333.00	4	2.5	7/30/2025	\$ 693,000.00	6969	0.16	480-260-021
Winchester	36390 Flare Dr					7/31/2025	\$ 620,000.00	3253	0.07	963-501-011
Winchester	35616 Suzette Ct	2784	\$ 278.00	4	3.5	7/31/2025	\$ 774,500.00	10454	0.24	480-312-022
Winchester	32805 Tulip Rnch	3810	\$ 293.00	4	3.5	7/31/2025	\$ 1,120,000.00	15245	0.35	476-362-009



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Total Sales:	47
Average Sales Price:	\$730,361.70
Average Square Feet:	2700