

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36454 Erika Ct	2090	\$ 302.00	4	2.5	7/13/2026	\$ 631,500.00	7405	0.17	963-151-013
Winchester	35139 Slater Ave	3829	\$ 241.00	5	2.5	7/21/2026	\$ 925,000.00	11325	0.26	480-194-018
Winchester	31228 Scrub Jay Rd	1896	\$ 332.00	4	2.5	7/24/2026	\$ 630,000.00	7840	0.18	462-210-006
Winchester	31106 Pepperbush Cir	2027	\$ 369.00	3	2.5	7/6/2026	\$ 749,000.00	8276	0.19	480-933-017
Winchester	29853 Vista Ridge Rd	3015	\$ 242.00	5	2.75	7/20/2026	\$ 730,000.00	13560	0.31	461-591-006
Winchester	35096 Nightingale St	3829	\$ 198.00	5	2.5	7/24/2026	\$ 760,000.00	7405	0.17	480-193-010
Winchester	36951 Pebley Ct	2408	\$ 338.00	2	2	7/24/2026	\$ 815,000.00	12196	0.28	964-330-024
Winchester	31955 Opal Dr	2283	\$ 312.00	4	3	7/16/2026	\$ 714,000.00	7840	0.18	480-420-014
Winchester	36571 Cheval Dr	2069	\$ 307.00	4	2	7/13/2026	\$ 637,000.00	7840	0.18	963-240-006
Winchester	34699 Silky Dogwood Dr	2117	\$ 304.00	3	2	7/2/2026	\$ 645,000.00	7405	0.17	480-751-006
Winchester	32151 Beaulieu Rd	2320	\$ 305.00	4	2	7/24/2026	\$ 709,000.00	7405	0.17	964-201-003
Winchester	36854 Montfleury Ln	2890	\$ 276.00	2	2	7/22/2026	\$ 800,000.00	9583	0.22	964-232-010
Winchester	30678 Expedition Dr	2428	\$ 295.00	4	3	7/10/2026	\$ 717,000.00	7474	0.17	461-550-034
Winchester	29068 Golden Sunset Cir	2033	\$ 300.00	4	1.75	7/16/2026	\$ 610,000.00	6969	0.16	461-521-022
Winchester	29042 Silverdale Ln	1389	\$ 395.00	3	1.75	7/21/2026	\$ 550,000.00	6098	0.14	461-241-044
Winchester	31652 Umbria Ln	2492	\$ 253.00	3	2.5	7/9/2026	\$ 632,500.00	6534	0.15	963-361-017
Winchester	36740 Red Oak St	1443	\$ 401.00	3	1.75	7/27/2026	\$ 580,000.00	7405	0.17	963-191-002
Winchester	31982 Genoa St	3417	\$ 212.00	5	2.5	7/23/2026	\$ 725,000.00	6969	0.16	963-280-056
Winchester	34466 Waltham Pl	2944	\$ 253.00	4	3.25	7/24/2026	\$ 745,000.00	7405	0.17	476-322-015
Winchester	32813 Oakland Way	3337	\$ 233.00	5	4	7/21/2026	\$ 780,000.00	8276	0.19	476-551-007
Winchester	35028 Orchard Crest Ct	2998	\$ 261.00	5	2.75	7/27/2026	\$ 785,000.00	7840	0.18	476-111-015
Winchester	32515 Presidio Hills Ln	3213	\$ 280.00	5	2.75	7/27/2026	\$ 900,000.00	9583	0.22	476-120-016
Winchester	29238 Shane Ct	1921	\$ 336.00	3	1.75	7/28/2026	\$ 646,000.00	12671	0.29	461-811-036
Winchester	36471 Bumble Sky Rd	2938	\$ 136.00	3	2.5	7/1/2026	\$ 400,000.00	8712	0.2	964-481-043
Winchester	33134 Celadon Ave	2028	\$ 314.00	4	1.75	7/30/2026	\$ 638,500.00	8712	0.2	472-370-001
Winchester	32692 Watermelon Dr	2515	\$ 318.00	4	3	7/7/2026	\$ 800,000.00	13068	0.3	964-513-003
Winchester	31720 Settlers Rd	2220	\$ 331.00	5	2.75	7/10/2026	\$ 735,000.00	6969	0.16	461-631-028
Winchester	35602 Driftwood St	2821	\$ 244.00	3	3	7/23/2026	\$ 690,000.00	7405	0.17	480-230-006
Winchester	33268 Rusty Ct	2429	\$ 306.00	4	2.5	7/20/2026	\$ 744,000.00	5662	0.13	472-371-016
Winchester	32937 Marin Fields Rd	2663	\$ 276.00	3	2.75	7/2/2026	\$ 735,000.00	8276	0.19	476-452-011

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Winchester	31421 Darlington Oak Dr	2027	\$ 337.00	3	2.5	7/6/2026	\$ 685,000.00	7840	0.18	480-922-006
Winchester	36069 Fresno Cir	2593	\$ 252.00	4	3	7/21/2026	\$ 655,000.00	5227	0.12	963-302-014
Winchester	32724 Salvia Cir	3430	\$ 255.00	5	4.25	7/2/2026	\$ 875,000.00	15245	0.35	476-080-011
Winchester	31396 Rivera St	2037	\$ 301.00	3	2	7/9/2026	\$ 615,000.00	7405	0.17	963-121-009
Winchester	36366 Calle Benavente	2616	\$ 271.00	3	2.5	7/17/2026	\$ 710,000.00	6969	0.16	963-470-006
Winchester	35779 Lourdes Dr	1749	\$ 161.00	4	2	7/24/2026	\$ 282,500.00	10018	0.23	480-401-036
Winchester	31880 Granville Dr	1702	\$ 272.00	4	2	7/7/2026	\$ 464,000.00	7840	0.18	480-431-010
Winchester	34413 Waltham Pl	4025	\$ 162.00	5	4	7/20/2026	\$ 655,000.00	7405	0.17	476-323-012

Total Sales:	38
Average Sales Price:	\$686,842.11
Average Square Feet:	2531