

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32506 Chambord St	2820	\$ 39.00	4	3.25	6/1/2023	\$ 112,000.00	10454	0.24	476-440-034
Winchester	31664 Loire Dr	2063	\$ 305.00	3	3	6/1/2023	\$ 630,000.00	7840	0.18	480-401-027
Winchester	31863 Corte De Pinos	2081	\$ 293.00	4	2.5	6/5/2023	\$ 610,000.00	7405	0.17	480-261-008
Winchester	35207 Orchid Dr	2596	\$ 254.00	3	2.5	6/6/2023	\$ 660,000.00	7405	0.17	476-183-041
Winchester	34893 Sage Canyon Ct	3258	\$ 242.00	4	2.5	6/6/2023	\$ 790,000.00	7405	0.17	480-530-040
Winchester	31635 Baez Cir	2931	\$ 216.00	4	3.5	6/8/2023	\$ 635,000.00	9147	0.21	480-321-007
Winchester	35183 Via Santa Catalina	3799	\$ 223.00	5	5.25	6/8/2023	\$ 850,000.00	8276	0.19	480-250-020
Winchester	29056 Golden Sunset Cir	2374	\$ 277.00	4	1.75	6/9/2023	\$ 658,000.00	11325	0.26	461-521-024
Winchester	35277 Orchid Dr	2947	\$ 234.00	6	3	6/12/2023	\$ 690,000.00	10890	0.25	476-183-036
Winchester	29352 Campfire Cir	2201	\$ 272.00	4	1.75	6/13/2023	\$ 600,000.00	7840	0.18	461-300-026
Winchester	31703 Crimson Dr	2444	\$ 265.00	3	2.5	6/13/2023	\$ 650,000.00	8712	0.2	480-390-026
Winchester	36366 Pistachio Dr	2050	\$ 293.00	3	2.5	6/13/2023	\$ 601,000.00	7840	0.18	964-513-006
Winchester	34480 Radiance St	1576	\$ 339.00	3	2	6/13/2023	\$ 535,000.00	5662	0.13	476-532-008
Winchester	35443 Daffodil Cir	2740	\$ 255.00	4	2.75	6/14/2023	\$ 700,000.00	10890	0.25	476-211-035
Winchester	36477 Calle Grandola	2563	\$ 267.00	3	2.5	6/15/2023	\$ 685,000.00	5227	0.12	963-481-005
Winchester	31382 Cookie Rd	3143	\$ 225.00	5	3.5	6/15/2023	\$ 710,000.00	9583	0.22	480-750-006
Winchester	32501 Presidio Hills Ln	2909	\$ 292.00	4	2.5	6/15/2023	\$ 850,000.00	9147	0.21	476-120-017
Winchester	31549 Anzio Cir	1864	\$ 306.00	3	2	6/16/2023	\$ 572,000.00	7840	0.18	963-352-018
Winchester	29050 Golden Sunset Cir	2033	\$ 301.00	4	1.75	6/16/2023	\$ 613,000.00	6534	0.15	461-521-025
Winchester	34744 Heritage Oaks Ct	2608	\$ 253.00	4	2	6/16/2023	\$ 660,000.00	14810	0.34	480-440-050
Winchester	32351 Pink Carnation Ct	2740	\$ 244.00	4	2.75	6/16/2023	\$ 670,000.00	14374	0.33	476-202-027
Winchester	35508 Royal Ct	4121	\$ 218.00	6	4	6/16/2023	\$ 900,000.00	13939	0.32	476-440-014
Winchester	29808 Vista Ridge Rd	2474	\$ 256.00	4	3	6/16/2023	\$ 635,000.00	12262	0.28	461-592-002
Winchester	32299 Perigord Rd	2320	\$ 280.00	4	2	6/20/2023	\$ 650,000.00	10018	0.23	964-243-004
Winchester	30991 Telegraph Dr	3015	\$ 230.00	5	2.75	6/20/2023	\$ 695,000.00	10646	0.24	461-601-001
Winchester	31313 Windstone Dr	2821	\$ 224.00	4	3	6/20/2023	\$ 633,000.00	9147	0.21	480-765-012
Winchester	30503 Concord Coach Ct	2540	\$ 242.00	5	2.75	6/21/2023	\$ 615,000.00	12218	0.28	461-550-010
Winchester	35292 Mahogany Glen Dr	3120	\$ 229.00	4	2.5	6/21/2023	\$ 715,000.00	8276	0.19	476-360-003
Winchester	32761 Westport Way	2467	\$ 249.00	4	2.5	6/21/2023	\$ 615,000.00	9147	0.21	476-333-015
Winchester	33438 Hitching Post Dr	2273	\$ 246.00	4	2.5	6/23/2023	\$ 560,000.00	7840	0.18	458-372-012



Winchester

Sales Comparables - June 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32271 Perigord Rd	2320	\$ 280.00	4	2	6/23/2023	\$ 650,000.00	10018	0.23	964-243-002
Winchester	35971 Rhone Ln	2763	\$ 203.00	6	2.75	6/23/2023	\$ 563,500.00	7405	0.17	480-381-013
Winchester	31892 Gimbal Way					6/27/2023	\$ 567,500.00	3040	0.07	963-500-061
Winchester	31379 Rivera St	1850	\$ 318.00	4	2	6/27/2023	\$ 590,000.00	6969	0.16	963-122-014
Winchester	31441 Tulette Ln	2420	\$ 278.00	4	2.75	6/27/2023	\$ 675,000.00	7405	0.17	480-343-001
Winchester	32218 Iron Trail Rd	2207	\$ 232.00	4	2.5	6/28/2023	\$ 513,500.00	6969	0.16	461-500-012
Winchester	28368 Fressia Dr					6/30/2023	\$ 630,000.00	8276	0.19	462-202-010

Total Sales:	37
Average Sales Price:	\$640,229.73
Average Square Feet:	2584