

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36616 Chantecler Rd	2731	\$109.00	5	3	3/1/2023	\$300,000.00	7405	0.17	964-201-011
Winchester	34575 Meadowside Ln	2773	\$248.00	4	2.5	3/1/2023	\$690,000.00	7405	0.17	476-450-018
Winchester	34942 Lava Tree Ln	2217	\$211.00	4	2.5	3/2/2023	\$470,000.00	6969	0.16	480-631-003
Winchester	29407 Canteen Cir	2021	\$273.00	3	2.25	3/3/2023	\$553,000.00	6534	0.15	461-310-001
Winchester	35246 Slater Ave	1843	\$303.00	3	2	3/6/2023	\$560,000.00	14374	0.33	480-201-001
Winchester	36311 Flare Dr					3/6/2023	\$534,000.00	3184	0.07	963-501-015
Winchester	36364 Flare Dr					3/6/2023	\$539,500.00	2892	0.07	963-501-012
Winchester	36338 Flare Dr					3/6/2023	\$560,000.00	3179	0.07	963-501-013
Winchester	31704 Pompei Ln	2492	\$236.00	3	2.5	3/6/2023	\$590,000.00	6098	0.14	963-362-023
Winchester	36390 Flare Dr					3/6/2023	\$571,500.00	3253	0.07	963-501-011
Winchester	36389 Flare Dr					3/7/2023	\$566,500.00	3036	0.07	963-501-018
Winchester	32524 Olea Rd	3157	\$205.00	4	2.5	3/7/2023	\$650,000.00	7405	0.17	476-075-014
Winchester	31341 Gabriel Metsu St	1838	\$340.00	4	2	3/8/2023	\$625,000.00	8276	0.19	480-355-010
Winchester	36312 Flare Dr					3/8/2023	\$574,000.00	3410	0.08	963-501-014
Winchester	31254 Gabriel Metsu St	1322	\$393.00	3	2	3/9/2023	\$520,000.00	7840	0.18	480-353-004
Winchester	35340 Mahogany Glen Dr	3980	\$207.00	6	4	3/9/2023	\$825,000.00	8276	0.19	476-360-007
Winchester	32143 Spun Cotton Dr	3010	\$235.00	4	3	3/10/2023	\$710,000.00	10454	0.24	964-470-014
Winchester	31849 Sassafras St	1868	\$278.00	3	2.25	3/10/2023	\$520,000.00	6534	0.15	461-251-018
Winchester	31301 Darlington Oak Dr	3053	\$214.00	4	2	3/10/2023	\$655,000.00	8276	0.19	480-921-010
Winchester	35705 Bryce Rd	2987	\$200.00	4	3	3/13/2023	\$600,000.00	7405	0.17	476-280-016
Winchester	31041 Quail Garden Ct	2693	\$232.00	4	2.5	3/14/2023	\$625,000.00	7405	0.17	480-481-025
Winchester	35463 Birchbrook Ln	2909	\$237.00	4	2.5	3/15/2023	\$690,000.00	9583	0.22	476-372-007
Winchester	35938 Nord Ct	1723	\$324.00	3	2	3/16/2023	\$559,000.00	8276	0.19	480-433-023
Winchester	34608 Persian Lilac St	1691	\$313.00	3	2	3/16/2023	\$530,000.00	7840	0.18	480-860-007
Winchester	31135 Janelle Ln	1703	\$327.00	3	2	3/16/2023	\$558,000.00	9147	0.21	480-220-034
Winchester	32479 Spun Cotton Dr	2050	\$288.00	3	2.5	3/16/2023	\$591,000.00	8276	0.19	964-483-005
Winchester	34278 Solstice St	2239	\$251.00	4	3	3/17/2023	\$562,000.00	4791	0.11	476-530-003
Winchester	29329 Wyatt Earp Way	2419	\$233.00	4	2.5	3/17/2023	\$564,000.00	6098	0.14	461-330-008
Winchester	34481 Solstice St	2537	\$248.00	5	3	3/21/2023	\$630,000.00	5227	0.12	476-532-011
Winchester	31801 Silk Vine Dr	3340	\$197.00	5	3	3/21/2023	\$660,000.00	7840	0.18	480-072-017



# Winchester

Sales Comparables - March 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31788 Pepper Tree St	2774	\$221.00	3	2.5	3/22/2023	\$614,000.00	9583	0.22	963-210-007
Winchester	34544 Slough Rd	2356	\$273.00	4	3	3/22/2023	\$645,000.00	7405	0.17	480-072-001
Winchester	35686 Date Palm St	2821	\$219.00	3	3	3/23/2023	\$620,000.00	7405	0.17	480-220-015
Winchester	29258 Bronco Ct	2239	\$59.00	4	2.75	3/24/2023	\$134,000.00	7405	0.17	461-260-036
Winchester	36982 Cottonwood St	2774	\$230.00	3	2.5	3/24/2023	\$640,000.00	10454	0.24	963-192-020
Winchester	35127 Vitner Ct	2070	\$305.00	3	2	3/24/2023	\$632,000.00	10018	0.23	476-513-004
Winchester	35639 Denver Cir	2589	\$161.00	3	2.5	3/24/2023	\$418,000.00	4791	0.11	480-301-035
Winchester	34963 Viscaria Ct	2334	\$263.00	4	2.5	3/27/2023	\$615,000.00	7840	0.18	476-143-007
Winchester	35970 Bordeaux Pl	3128	\$210.00	4	3	3/28/2023	\$660,000.00	7405	0.17	476-311-001
Winchester	34744 Heritage Oaks Ct	2608	\$203.00	4	2	3/28/2023	\$530,000.00	14810	0.34	480-440-050
Winchester	36415 Flare Dr					3/30/2023	\$535,000.00	3105	0.07	963-501-019
Winchester	36467 Flare Dr					3/30/2023	\$524,000.00	3515	0.08	963-501-021
Winchester	36416 Flare Dr					3/30/2023	\$533,500.00	2892	0.07	963-501-010
Winchester	35116 Orchid Dr	2947	\$215.00	6	3	3/31/2023	\$635,000.00	10018	0.23	476-184-002

<b>Total Sales:</b>	44
<b>Average Sales Price:</b>	\$575,409.09
<b>Average Square Feet:</b>	2492