



# Winchester

## Sales Comparables - March 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31429 Amsterdam Rd	1921	\$333.00	4	2	3/20/2026	\$640,000.00	7405	0.17	963-121-030
Winchester	35430 Azalea Cir	2922	\$258.00	5	3	3/30/2026	\$755,000.00	871	0.02	480-211-016
Winchester	32185 Bandelier Rd	2712	\$266.00	4	2	3/25/2026	\$722,000.00	6969	0.16	476-280-003
Winchester	32801 Benton Rd	1994	\$1,615.00	2	1.75	3/17/2026	\$3,221,000.00	849420	19.5	964-030-001
Winchester	29437 Big Country Ct	1950	\$282.00	3	1.75	3/4/2026	\$550,000.00	6969	0.16	461-321-008
Winchester	35421 Birchbrook Ln	2909	\$322.00	4	2.5	3/23/2026	\$939,000.00	10890	0.25	476-372-004
Winchester	36798 Blanc Ct	1512	\$376.00	3	2	3/16/2026	\$570,000.00	7840	0.18	963-271-020
Winchester	34477 Clementine St	2466	\$249.00	4	2.5	3/11/2026	\$615,000.00	5662	0.13	472-402-013
Winchester	35392 Corte Los Flores	2081	\$358.00	4	2.5	3/25/2026	\$746,000.00	10018	0.23	480-271-009
Winchester	33041 Cuvee Ct	2641	\$312.00	5	3	3/17/2026	\$826,000.00	8712	0.2	476-523-014
Winchester	35610 Denver Cir	2743	\$247.00	4	2.5	3/25/2026	\$680,000.00	5227	0.12	480-301-044
Winchester	30765 Expedition Dr	2042	\$293.00	3	1.75	3/13/2026	\$599,000.00	9561	0.22	461-561-002
Winchester	36461 Gambrel Gate Ct	2904	\$247.00	4	3	3/31/2026	\$719,000.00	7405	0.17	964-480-002
Winchester	30826 Grand Prix Ct	1375	\$363.00	3	2.25	3/25/2026	\$500,000.00	3397	0.08	461-670-025
Winchester	29146 Hondo Ln	1389	\$380.00	3	1.75	3/2/2026	\$529,000.00	5105	0.12	461-810-007
Winchester	35165 Hulihee St	4529	\$176.00	4	3.5	3/13/2026	\$799,000.00	7840	0.18	480-471-009
Winchester	36039 Joltaire Way	2593	\$239.00	4	3	3/4/2026	\$620,000.00	7405	0.17	963-303-005
Winchester	35056 Knollview Ct	3369	\$234.00	5	3.25	3/12/2026	\$790,000.00	11325	0.26	476-131-008
Winchester	35211 Lantern Light Dr	2909	\$266.00	4	2.5	3/5/2026	\$775,000.00	9147	0.21	476-160-008
Winchester	29634 Lewis Cir	2624	\$251.00	4	2.75	3/20/2026	\$660,000.00	9583	0.22	461-631-021
Winchester	31190 Linden Flower Rd	2428	\$267.00	4	3	3/27/2026	\$650,000.00	7840	0.18	462-192-010
Winchester	35648 Loggins Ct	2589	\$241.00	3	2.5	3/10/2026	\$624,000.00	5662	0.13	480-301-028
Winchester	29382 Marblewood Ct	1972	\$304.00	4	2.5	3/9/2026	\$600,000.00	7840	0.18	461-251-044
Winchester	29465 Marblewood Ct	2239	\$280.00	4	2.75	3/12/2026	\$628,000.00	9583	0.22	461-251-036
Winchester	31579 Mccartney Dr	1856	\$318.00	3	2	3/20/2026	\$592,000.00	6969	0.16	480-310-001
Winchester	31855 Mccartney Dr	2134	\$288.00	3	2.5	3/27/2026	\$615,000.00	6098	0.14	480-320-004
Winchester	36195 Owens Dr	4134	\$179.00	5	3.5	3/9/2026	\$740,000.00	7174	0.16	964-801-031
Winchester	33185 Rusty Ct	2429	\$251.00	4	2.5	3/18/2026	\$610,000.00	4791	0.11	472-372-012
Winchester	32727 Salvia Cir	3887	\$302.00	5	5.25	3/17/2026	\$1,175,000.00	24393	0.56	476-080-012
Winchester	32130 Spun Cotton Dr	2904	\$241.00	4	3	3/17/2026	\$700,000.00	7405	0.17	964-471-011

Deemed reliable but not guaranteed

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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	30927 Tempest Ct	1375	\$378.00	3	2.25	3/16/2026	\$520,000.00	3127	0.07	461-650-057
Winchester	31556 Umbria Ln	2492	\$260.00	3	2.5	3/30/2026	\$650,000.00	6098	0.14	963-361-025
Winchester	31679 Umbria Ln	1597	\$360.00	3	2	3/13/2026	\$575,000.00	6969	0.16	963-361-004
Winchester	29978 Windmill Farms Rd	2042	\$288.00	3	1.75	3/5/2026	\$590,000.00	9430	0.22	461-600-005

<b>Total Sales:</b>	34
<b>Average Sales Price:</b>	\$750,705.88
<b>Average Square Feet:</b>	2461