

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36463 Ambleside Ave					11/17/2023	\$ 580,500.00	3580	0.08	963-501-049
Winchester	29371 Beeler Rd	1868	\$ 315.00	3	2.25	11/20/2023	\$ 590,000.00	7840	0.18	461-251-046
Winchester	33157 Big Range Dr	2273	\$ 250.00	4	2.5	11/16/2023	\$ 570,000.00	8276	0.19	458-362-022
Winchester	35530 Birchbrook Ln	3213	\$ 248.00	5	2.75	11/14/2023	\$ 800,000.00	10890	0.25	476-380-002
Winchester	31023 Calle Cercal	2616	\$ 311.00	3	2.5	11/15/2023	\$ 815,000.00	6534	0.15	963-480-019
Winchester	33031 Cinsault Cir	2988	\$ 266.00	4	3.5	11/6/2023	\$ 796,000.00	7405	0.17	476-480-022
Winchester	35175 Hidden Falls Rd	2352	\$ 212.00	4	2.25	11/1/2023	\$ 500,000.00	438649	10.07	472-160-004
Winchester	34944 Kooden Rd	2320	\$ 278.00	3	2.5	11/20/2023	\$ 645,000.00	7840	0.18	480-530-055
Winchester	29475 Mesquite Way	1950	\$ 274.00	3	1.75	11/30/2023	\$ 535,000.00	6098	0.14	461-311-010
Winchester	32368 Picasso Ct	2408	\$ 300.00	2	2	11/20/2023	\$ 722,500.00	12632	0.29	964-245-019
Winchester	32322 Renoir Rd	2408	\$ 255.00	2	2	11/2/2023	\$ 615,000.00	9147	0.21	964-241-001
Winchester	32574 Shadyview St	3363	\$ 230.00	5	3.25	11/8/2023	\$ 775,000.00	9583	0.22	476-120-006
Winchester	32312 Shallot Ct	3572	\$ 193.00	5	4.25	11/13/2023	\$ 690,000.00	12632	0.29	476-050-006
Winchester	32936 Shephard Ct	2604	\$ 28.00	4	2.5	11/3/2023	\$ 74,500.00	9147	0.21	476-340-010
Winchester	33089 Skyview Rd	3961	\$ 231.00	6	4	11/30/2023	\$ 915,000.00	8712	0.2	476-480-017
Winchester	33199 Skyview Rd	3520	\$ 231.00	5	4	11/14/2023	\$ 815,000.00	8276	0.19	476-490-013
Winchester	34493 Solstice St	2239	\$ 265.00	4	3	11/9/2023	\$ 595,000.00	5662	0.13	476-532-010
Winchester	36030 Vassar Dr	2628	\$ 239.00	3	2.5	11/30/2023	\$ 630,000.00	7405	0.17	964-621-003
Winchester	32084 Yosemite St	2987	\$ 242.00	5	3	11/13/2023	\$ 725,000.00	7405	0.17	476-240-005



Winchester

Sales Comparables - November 2023

Total Sales:	19
Average Sales Price:	\$652,026.32
Average Square Feet:	2737