



Winchester

Sales Comparables - October 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	35041 Painted Rock St	2719	\$ 270.00	5	2.75	10/1/2025	\$ 735,000.00	8712	0.2	476-111-013
Winchester	32701 Juniper Berry Dr	3912	\$ 196.00	4	4	10/3/2025	\$ 770,000.00	8712	0.2	964-511-006
Winchester	35267 Via Santa Catalina	3498	\$ 197.00	5	4.25	10/3/2025	\$ 690,000.00	8276	0.19	480-550-002
Winchester	31751 Emerald Dr	2444	\$ 241.00	4	2.5	10/6/2025	\$ 590,000.00	12196	0.28	480-390-030
Winchester	36929 Avocado Ct	3288	\$ 276.00	4	3.25	10/8/2025	\$ 909,000.00	9583	0.22	963-431-026
Winchester	29262 Shane Ct	2866	\$ 209.00	5	2.5	10/8/2025	\$ 600,000.00	4996	0.11	461-811-035
Winchester	33188 Bittersweet St	2143	\$ 279.00	3	2.25	10/10/2025	\$ 600,000.00	5227	0.12	472-390-006
Winchester	31844 Gimbal Way	1677	\$ 339.00	3	2.25	10/10/2025	\$ 569,000.00	2770	0.06	963-500-057
Winchester	28332 Fressia Dr	1896	\$ 324.00	4	2.5	10/14/2025	\$ 615,000.00	8276	0.19	462-202-013
Winchester	32875 Pines Airpark Rd	2168	\$ 622.00	3	2	10/15/2025	\$ 1,350,000.00	379843	8.72	466-230-077
Winchester	36417 Shine Dr	1677	\$ 348.00	3	2.25	10/15/2025	\$ 585,000.00	2761	0.06	963-501-005
Winchester	35658 Denali Way	2660	\$ 327.00	4	3	10/16/2025	\$ 871,000.00	7840	0.18	476-250-031
Winchester	36907 Cottonwood St	3240	\$ 219.00	4	3.25	10/17/2025	\$ 710,000.00	7840	0.18	963-192-027
Winchester	36355 Calle Lisbon	2585	\$ 255.00	3	2.5	10/20/2025	\$ 660,000.00	5662	0.13	963-471-005
Winchester	32780 Presidio Hills Ln	3120	\$ 256.00	4	2.5	10/21/2025	\$ 800,000.00	8276	0.19	476-352-006
Winchester	32258 Clear Springs Dr	2472	\$ 199.00	4	2.5	10/22/2025	\$ 493,500.00	8712	0.2	476-111-030
Winchester	32133 Kale Ln	2024	\$ 323.00	3	2.5	10/22/2025	\$ 655,000.00	7405	0.17	476-040-010
Winchester	34442 Silky Dogwood Dr	2293	\$ 272.00	3	2.5	10/22/2025	\$ 625,000.00	7840	0.18	480-940-003
Winchester	36398 Flint Dr					10/23/2025	\$ 665,000.00	4704	0.11	964-781-013
Winchester	31556 Vignes Ct	1322	\$ 423.00	3	2	10/24/2025	\$ 560,000.00	7405	0.17	963-242-028
Winchester	32420 Apricot Tree Rd	3362	\$ 227.00	4	2.75	10/27/2025	\$ 765,000.00	8712	0.2	964-493-005
Winchester	32213 Kale Ln	2024	\$ 326.00	3	2.5	10/27/2025	\$ 660,000.00	13503	0.31	476-050-017
Winchester	31942 Sassafras St	1868	\$ 307.00	3	2.25	10/27/2025	\$ 575,000.00	6534	0.15	461-250-004
Winchester	34787 Grotto Hills Dr	3212	\$ 203.00	5	2.75	10/28/2025	\$ 655,000.00	10018	0.23	480-440-027
Winchester	31022 Janelle Ln	2671	\$ 267.00	4	3	10/29/2025	\$ 715,000.00	7405	0.17	480-202-009
Winchester	29499 Beeler Rd	2239	\$ 268.00	4	2.75	10/30/2025	\$ 602,000.00	7405	0.17	461-251-054
Winchester	34897 Ryanside Ct	2789	\$ 243.00	3	2.5	10/30/2025	\$ 680,000.00	10018	0.23	480-542-015
Winchester	29345 Coolinggreen Ct	2084	\$ 299.00	4	1.75	10/31/2025	\$ 625,000.00	7840	0.18	461-270-021
Winchester	35192 Via Santa Catalina	2822	\$ 283.00	4	3.5	10/31/2025	\$ 800,000.00	7405	0.17	480-260-023



Lawyers Title

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Total Sales:	29
Average Sales Price:	\$694,120.69
Average Square Feet:	2538