



Winchester

Sales Comparables - September 2025

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31823 Corte San Pablo	2081	\$ 309.00	4	2.5	9/2/2025	\$ 645,000.00	8712	0.2	480-270-015
Winchester	35727 Domaine St	3337	\$ 229.00	5	4	9/2/2025	\$ 765,000.00	7840	0.18	476-470-001
Winchester	33084 Toledo Bend Ct	2201	\$ 311.00	4	2	9/2/2025	\$ 685,000.00	8119	0.19	964-790-031
Winchester	30985 Foxhollow Dr	2836	\$ 255.00	5	3.25	9/3/2025	\$ 725,000.00	11543	0.26	461-581-003
Winchester	32768 Cherokee Rose St	3213	\$ 295.00	5	2.75	9/8/2025	\$ 950,000.00	13068	0.3	476-410-006
Winchester	32875 Galleano Ave	2926	\$ 444.00	4	2.5	9/8/2025	\$ 1,300,000.00	101059	2.32	964-020-026
Winchester	30981 Alister Ln	1478	\$ 355.00	3	1.75	9/9/2025	\$ 525,000.00	6856	0.16	461-790-016
Winchester	33129 Big Range Dr	1897	\$ 279.00	3	1.75	9/10/2025	\$ 530,000.00	9583	0.22	458-362-024
Winchester	32387 Clear Springs Dr	2719	\$ 294.00	5	2.75	9/10/2025	\$ 800,000.00	8276	0.19	476-151-011
Winchester	32157 Prairie Crossing Dr	1948	\$ 382.00	3	1.75	9/10/2025	\$ 745,000.00	10454	0.24	461-511-029
Winchester	29335 Adams St	2419	\$ 262.00	4	2.5	9/11/2025	\$ 635,000.00	6098	0.14	461-300-037
Winchester	32954 Field Dr	2329	\$ 302.00	4	2	9/11/2025	\$ 705,000.00	8276	0.19	476-451-029
Winchester	31956 Via Del Paso	2822	\$ 251.00	4	3.5	9/11/2025	\$ 710,000.00	7405	0.17	480-282-016
Winchester	35183 Flamingo Way	3689	\$ 206.00	5	2.75	9/12/2025	\$ 760,000.00	8276	0.19	480-193-021
Winchester	30959 Hawkscrest Dr	2540	\$ 267.00	5	2.75	9/12/2025	\$ 679,000.00	9574	0.22	461-582-005
Winchester	32159 Pony Tracks Ct	2590	\$ 272.00	4	2.5	9/12/2025	\$ 705,000.00	11761	0.27	461-310-027
Winchester	33328 Rusty Ct	2716	\$ 237.00	5	2.5	9/12/2025	\$ 645,000.00	5227	0.12	472-381-014
Winchester	31615 Mccartney Dr	2079	\$ 298.00	3	2.5	9/15/2025	\$ 620,000.00	6534	0.15	480-310-004
Winchester	29371 Windy Willow Ln	2084	\$ 285.00	4	1.75	9/15/2025	\$ 596,000.00	7840	0.18	461-273-018
Winchester	32744 Crystal Cove Ct	2150	\$ 234.00	4	2.25	9/17/2025	\$ 505,000.00	2813	0.06	461-880-037
Winchester	32676 Quiet Trail Dr	3213	\$ 200.00	5	2.75	9/17/2025	\$ 644,500.00	8276	0.19	476-132-004
Winchester	35966 Rhone Ln	2296	\$ 217.00	5	1.75	9/17/2025	\$ 500,000.00	7405	0.17	480-381-008
Winchester	28653 Lacrosse Ln	1375	\$ 392.00	3	2.25	9/19/2025	\$ 540,000.00	3275	0.08	461-670-020
Winchester	32035 Old Country Ct	3108	\$ 244.00	5	4	9/19/2025	\$ 761,000.00	10018	0.23	476-100-030
Winchester	34800 Rebecca St	1065	\$ 680.00	2	1.75	9/19/2025	\$ 725,000.00	213879	4.91	472-180-012
Winchester	35653 Loggins Ct	2191	\$ 211.00	3	2.5	9/22/2025	\$ 464,100.00	5227	0.12	480-301-014
Winchester	32786 Patita Ln	1634	\$ 494.00	2	2	9/22/2025	\$ 808,000.00	217800	5	466-230-013
Winchester	30890 Studebaker Ct	1584	\$ 358.00	3	2.25	9/22/2025	\$ 567,500.00	3201	0.07	461-680-072
Winchester	35403 Laurel Tree Ct	2719	\$ 294.00	5	2.75	9/23/2025	\$ 800,000.00	7405	0.17	476-391-007
Winchester	33170 Celadon Ave	3016	\$ 229.00	5	2.5	9/25/2025	\$ 691,000.00	7840	0.18	472-370-004

Deemed reliable but not guaranteed

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Winchester	36280 Breitner Way	2277	\$ 285.00	3	2.75	9/26/2025	\$ 650,000.00	7405	0.17	963-142-024
Winchester	35579 Denver Cir	2202	\$ 290.00	3	2.5	9/26/2025	\$ 640,000.00	5227	0.12	480-301-040
Winchester	36859 Rancho Kiel Rd	1997	\$ 302.00	4	2	9/26/2025	\$ 605,000.00	7405	0.17	964-321-021
Winchester	35051 Via Santa Catalina	2081	\$ 309.00	4	2.5	9/26/2025	\$ 644,000.00	7840	0.18	480-250-003
Winchester	35908 Curie Ct	1749	\$ 257.00	4	2	9/29/2025	\$ 450,000.00	7405	0.17	480-411-024
Winchester	30864 Pony Express Dr	2227	\$ 278.00	4	2.75	9/29/2025	\$ 620,000.00	7540	0.17	461-582-015
Winchester	26787 Rodeo Ct	2315	\$ 250.00	4	1.75	9/29/2025	\$ 580,000.00	19602	0.45	458-351-011
Winchester	32458 Daisy Dr	2560	\$ 275.00	4	2.5	9/30/2025	\$ 705,000.00	10890	0.25	476-390-030
Winchester	32398 Jardin Ct	2408	\$ 309.00	2	2	9/30/2025	\$ 745,000.00	8712	0.2	964-221-022

Total Sales:	39
Average Sales Price:	\$676,156.41
Average Square Feet:	2361