

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32751 Bachelor Peak St	2091	\$ 251.00	3	2	2/1/2024	\$ 525,000.00	7405	0.17	476-460-018
Winchester	31322 Cookie Rd	2117	\$ 307.00	3	2	2/2/2024	\$ 650,000.00	9583	0.22	480-760-002
Winchester	31421 Darlington Oak Dr	2027	\$ 320.00	3	2.5	2/2/2024	\$ 650,000.00	7840	0.18	480-922-006
Winchester	36121 Arras Dr	3141	\$ 216.00	4	2.5	2/5/2024	\$ 680,000.00	6969	0.16	963-281-006
Winchester	31568 Loire Dr	1502	\$ 382.00	4	2	2/5/2024	\$ 575,000.00	13939	0.32	480-401-035
Winchester	29467 Beeler Rd	1895	\$ 263.00	3	1.75	2/6/2024	\$ 500,000.00	6969	0.16	461-251-052
Winchester	31594 Isle Ct	1866	\$ 332.00	4	2	2/7/2024	\$ 620,000.00	6969	0.16	963-241-028
Winchester	32122 Fern St	2784	\$ 262.00	5	3	2/9/2024	\$ 730,000.00	7840	0.18	476-183-017
Winchester	31659 Poppy St	3037	\$ 207.00	4	3	2/9/2024	\$ 630,000.00	6098	0.14	963-312-028
Winchester	34882 Ryanside Ct	3258	\$ 220.00	4	2.5	2/13/2024	\$ 720,000.00	9147	0.21	480-542-017
Winchester	31565 Adour Way	1702	\$ 358.00	3	2	2/14/2024	\$ 610,000.00	8712	0.2	963-242-002
Winchester	36441 Calle Grandola	3070	\$ 229.00	4	3.25	2/14/2024	\$ 705,000.00	5227	0.12	963-481-002
Winchester	32461 Juniper Berry Dr	2938	\$ 231.00	5	2.5	2/14/2024	\$ 680,000.00	11761	0.27	964-501-006
Winchester	32967 Bachelor Peak St	2663	\$ 266.00	3	2.75	2/15/2024	\$ 710,000.00	11761	0.27	476-460-001
Winchester	35035 Bola Ct	3689	\$ 236.00	5	2.75	2/15/2024	\$ 871,000.00	10454	0.24	480-480-024
Winchester	34916 Armstrong Rd	3258	\$ 224.00	4	2.5	2/16/2024	\$ 730,000.00	7840	0.18	480-542-004
Winchester	32112 Prairie Crossing Dr	2207	\$ 270.00	4	2.5	2/16/2024	\$ 597,000.00	6534	0.15	461-503-035
Winchester	33057 Marin Fields Rd	2329	\$ 285.00	4	2	2/20/2024	\$ 665,000.00	8276	0.19	476-452-001
Winchester	35592 Royal Ct	4121	\$ 208.00	6	4	2/20/2024	\$ 860,000.00	7405	0.17	476-440-007
Winchester	32417 Apricot Tree Rd	2938	\$ 237.00	3	2.5	2/21/2024	\$ 699,000.00	8276	0.19	964-492-023
Winchester	32746 Cottonwood Rd	3430	\$ 186.00	5	4.25	2/21/2024	\$ 640,000.00	10018	0.23	476-080-023
Winchester	32545 Safflower St	3430	\$ 227.00	5	4.25	2/21/2024	\$ 780,000.00	7840	0.18	476-075-005
Winchester	35559 Date Palm St	3171	\$ 214.00	5	3	2/23/2024	\$ 680,000.00	7405	0.17	480-231-008
Winchester	36544 Chantecler Rd	1819	\$ 327.00	3	2	2/26/2024	\$ 595,000.00	7405	0.17	964-200-036
Winchester	29261 Kentia Ct	1868	\$ 307.00	3	2.25	2/26/2024	\$ 575,000.00	7840	0.18	461-260-051
Winchester	31535 Fox Grape Dr	3188	\$ 211.00	5	3	2/27/2024	\$ 675,000.00	8712	0.2	480-054-001
Winchester	34888 Old Vine Rd	3258	\$ 208.00	4	2.5	2/27/2024	\$ 679,000.00	7840	0.18	480-530-011
Winchester	31398 Bermuda St	2128	\$ 291.00	3	2	2/29/2024	\$ 620,000.00	871	0.02	480-240-016
Winchester	29428 Canteen Cir	1950	\$ 292.00	3	1.75	2/29/2024	\$ 570,000.00	7405	0.17	461-311-031
Winchester	36719 Fontaine St	2733	\$ 245.00	3	3	2/29/2024	\$ 670,000.00	7840	0.18	964-352-008



Winchester

Sales Comparables - February 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	29309 Kentia Ct	1895	\$ 290.00	3	1.75	2/29/2024	\$ 550,000.00	7405	0.17	461-260-054
Winchester	36059 Tahoe St	2708	\$ 230.00	4	3	2/29/2024	\$ 625,000.00	5662	0.13	963-301-018
Winchester	36358 Trona Way					2/29/2024	\$ 560,000.00	3149	0.07	963-501-054
Winchester	36383 Trona Way					2/29/2024	\$ 563,500.00	3105	0.07	963-501-060
Winchester	36384 Trona Way					2/29/2024	\$ 629,500.00	3079	0.07	963-501-053
Winchester	36409 Trona Way					2/29/2024	\$ 630,000.00	3036	0.07	963-501-061
Winchester	36410 Trona Way					2/29/2024	\$ 535,500.00	2800	0.06	963-501-052

Total Sales:	37
Average Sales Price:	\$648,229.73
Average Square Feet:	2632

Deemed reliable but not guaranteed

Winchester

Deemed reliable but not guaranteed