

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	35906 Avignon Ct	3267	\$ 143.00	4	3	1/5/2018	\$ 468,000.00	7405	0.17	480-381-024
Winchester	36548 Brittany Ct	2731	\$ 168.00	5	3	1/5/2018	\$ 460,000.00	7405	0.17	964-213-015
Winchester	31135 Janelle Ln	1703	\$ 216.00	3	2	1/8/2018	\$ 369,000.00	9147	0.21	480-220-034
Winchester	31184 Kestrel Way	3829	\$ 118.00	5	2.5	1/9/2018	\$ 455,000.00	8712	0.2	480-192-002
Winchester	31382 Cookie Rd	3143	\$ 145.00	5	3.5	1/10/2018	\$ 458,000.00	9583	0.22	480-750-006
Winchester	31568 Anzio Cir	1864	\$ 203.00	3	2	1/11/2018	\$ 380,000.00	5227	0.12	963-352-022
Winchester	35826 Foxen Dr	3177	\$ 143.00	4	2.25	1/11/2018	\$ 455,000.00	8276	0.19	476-422-006
Winchester	32688 Juniper Berry Dr	3058	\$ 144.00	4	2.5	1/12/2018	\$ 442,000.00	7840	0.18	964-512-005
Winchester	32176 Zion Way	2987	\$ 152.00	4	3	1/12/2018	\$ 455,000.00	7840	0.18	476-241-012
Winchester	34696 Chinaberry Dr	3157	\$ 133.00	4	2.5	1/16/2018	\$ 420,000.00	9147	0.21	476-061-043
Winchester	35872 Gerard Dou St	1838	\$ 195.00	4	2	1/17/2018	\$ 360,000.00	7405	0.17	480-357-004
Winchester	31127 Pinon Pine Cir	2217	\$ 184.00	3	2.5	1/17/2018	\$ 410,000.00	7405	0.17	480-540-007
Winchester	35574 Athena Ct	2820	\$ 193.00	4	3.25	1/18/2018	\$ 545,000.00	7840	0.18	476-430-002
Winchester	36612 Brison Rd	1723	\$ 223.00	4	2	1/18/2018	\$ 385,000.00	6969	0.16	963-262-001
Winchester	35330 Corte San Felipe	2465	\$ 178.00	3	3.5	1/19/2018	\$ 439,000.00	10454	0.24	480-271-016
Winchester	31879 Mccartney Dr	2415	\$ 171.00	4	3	1/19/2018	\$ 415,000.00	8276	0.19	480-320-006
Winchester	35018 Barkwood Ct	3108	\$ 154.00	5	4	1/22/2018	\$ 480,000.00	8276	0.19	476-100-045
Winchester	32104 Clear Springs Dr	2802	\$ 162.00	4	3.25	1/22/2018	\$ 455,000.00	7840	0.18	476-100-036
Winchester	32544 Armoise Dr	2408	\$ 8.00	2	2	1/23/2018	\$ 20,000.00	8276	0.19	964-352-017
Winchester	35551 Cloche Dr	2592	\$ 165.00	3	2.5	1/24/2018	\$ 429,000.00	6098	0.14	480-320-029
Winchester	34639 Foxberry Rd	2447	\$ 175.00	3	2.5	1/24/2018	\$ 430,000.00	7840	0.18	476-073-010
Winchester	34929 Sage Canyon Ct	2217	\$ 135.00	3	2.5	1/26/2018	\$ 300,000.00	10018	0.23	480-530-038
Winchester	32790 Butterfly Cir	3810	\$ 157.00	4	2.5	1/29/2018	\$ 600,000.00	13068	0.3	476-351-007
Winchester	31539 Koa Ct	2217	\$ 184.00	4	2.5	1/29/2018	\$ 410,000.00	7405	0.17	480-630-019
Winchester	31126 Euclid Loop	2374	\$ 149.00	3	3	1/30/2018	\$ 355,000.00	8276	0.19	480-200-008
Winchester	35216 Via Santa Catalina	3799	\$ 128.00	5	5.25	1/30/2018	\$ 487,000.00	7405	0.17	480-260-022
Winchester	35016 Wintergrass Ct	2000	\$ 195.00	3	2	1/30/2018	\$ 390,000.00	12196	0.28	476-173-039
Winchester	34609 Agonis Way	1782	\$ 210.00	3	2	1/31/2018	\$ 375,000.00	5227	0.12	476-041-006



## Winchester

Sales Comparables - January 2018

<b>Total Sales:</b>	28
<b>Average Sales Price:</b>	\$415,964.29
<b>Average Square Feet:</b>	2641