

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36776 Red Oak St	1977	\$ 202.00	3	2	2/1/2018	\$ 400,000.00	7405	0.17	963-191-005
Winchester	32414 Duclair Rd	2890	\$ 166.00	3	3	2/2/2018	\$ 480,000.00	10454	0.24	964-221-004
Winchester	31735 Meadow Ln	3188	\$ 133.00	5	3	2/2/2018	\$ 425,000.00	8712	0.2	480-060-007
Winchester	35205 Golden Poppy Ct	2596	\$ 161.00	3	2.5	2/5/2018	\$ 419,500.00	7405	0.17	476-183-024
Winchester	32701 Juniper Berry Dr	3912	\$ 121.00	4	4	2/7/2018	\$ 475,000.00	8712	0.2	964-511-006
Winchester	31686 Leather Wood Dr	2356	\$ 149.00	4	3	2/7/2018	\$ 352,000.00	9147	0.21	480-060-020
Winchester	35947 Lourdes Dr	2030	\$ 195.00	4	2	2/7/2018	\$ 396,000.00	7405	0.17	480-412-009
Winchester	31668 Pepper Tree St	2774	\$ 165.00	3	2.5	2/8/2018	\$ 460,000.00	9583	0.22	963-200-021
Winchester	35192 Flamingo Way	2699	\$ 157.00	3	3	2/9/2018	\$ 425,000.00	8276	0.19	480-194-011
Winchester	36539 Fontaine St	2320	\$ 169.00	4	2	2/9/2018	\$ 393,000.00	7405	0.17	964-343-014
Winchester	35840 Rhone Ln	2420	\$ 176.00	4	2.75	2/9/2018	\$ 427,000.00	7405	0.17	480-382-009
Winchester	34663 Black Cherry St	3188	\$ 141.00	5	3	2/13/2018	\$ 450,000.00	9147	0.21	480-050-004
Winchester	31127 Brussels St	1715	\$ 230.00	3	2	2/14/2018	\$ 395,500.00	7841	0.18	963-150-001
Winchester	35808 Avignon Ct	3267	\$ 137.00	4	3	2/16/2018	\$ 450,000.00	7405	0.17	480-372-011
Winchester	32145 Duclair Rd	2733	\$ 175.00	3	3	2/16/2018	\$ 480,000.00	14810	0.34	964-200-001
Winchester	33284 Hitching Post Dr	2273	\$ 159.00	4	2.5	2/16/2018	\$ 363,000.00	8276	0.19	458-372-001
Winchester	36135 Joltaire Way	3037	\$ 141.00	4	3	2/16/2018	\$ 430,000.00	6534	0.15	963-303-004
Winchester	36127 Pansy St	2480	\$ 159.00	4	2.5	2/16/2018	\$ 395,000.00	9147	0.21	963-281-033
Winchester	34666 Foxberry Rd	3887	\$ 120.00	5	5.25	2/20/2018	\$ 470,000.00	8276	0.19	476-074-005
Winchester	31556 Koa Ct	3258	\$ 135.00	5	2.5	2/21/2018	\$ 440,000.00	6969	0.16	480-630-014
Winchester	31310 Mccartney Dr	2026	\$ 206.00	3	2.5	2/21/2018	\$ 419,000.00	10018	0.23	480-301-003
Winchester	31629 Pompei Ln	1864	\$ 193.00	3	2	2/21/2018	\$ 360,000.00	6098	0.14	963-360-002
Winchester	35361 Saguaro Dr	1703	\$ 212.00	3	2	2/21/2018	\$ 362,500.00	8276	0.19	480-202-001
Winchester	36073 Arras Dr	2877	\$ 147.00	3	2.5	2/23/2018	\$ 425,000.00	7405	0.17	963-281-002
Winchester	31357 Cookie Rd	2789	\$ 147.00	3	2.5	2/23/2018	\$ 411,000.00	7405	0.17	480-530-041
Winchester	35807 Glissant Dr	1838	\$ 304.00	4	2	2/23/2018	\$ 559,040.00	7405	0.17	480-401-012
Winchester	36447 Seine Ct	2037	\$ 198.00	3	2	2/23/2018	\$ 405,000.00	12197	0.28	963-121-024
Winchester	31708 Alder Ct	1977	\$ 207.00	4	2.75	2/26/2018	\$ 410,000.00	8712	0.2	963-181-006
Winchester	31147 Bell Cir	2565	\$ 161.00	3	3	2/26/2018	\$ 415,000.00	7405	0.17	480-203-010
Winchester	36619 Chantecler Rd	2731	\$ 161.00	5	3	2/26/2018	\$ 440,000.00	6969	0.16	964-200-013



Winchester

Sales Comparables - February 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32435 Duclair Rd	3407	\$ 154.00	5	3	2/26/2018	\$ 528,000.00	13068	0.3	964-220-013
Winchester	31389 Van Eyck Ct	1838	\$ 201.00	4	2	2/26/2018	\$ 370,000.00	7405	0.17	480-366-021
Winchester	32660 Watermelon Dr	2290	\$ 173.00	3	3	2/26/2018	\$ 397,000.00	7840	0.18	964-513-001
Winchester	36280 Breitner Way	2277	\$ 186.00	3	2.75	2/27/2018	\$ 425,000.00	7405	0.17	963-142-024
Winchester	32805 Butterfly Cir	4157	\$ 153.00	5	3.25	2/28/2018	\$ 640,000.00	10454	0.24	476-351-006

Total Sales:	35
Average Sales Price:	\$431,215.43
Average Square Feet:	2611