

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	35166 Azalea Ln	2947	\$ 127.00	6	3	4/2/2018	\$ 375,000.00	9147	0.21	476-192-004
Winchester	31956 Via Del Paso	2822	\$ 155.00	4	3.5	4/2/2018	\$ 439,000.00	7405	0.17	480-282-016
Winchester	32646 Breton Dr	1997	\$ 195.00	4	2	4/3/2018	\$ 390,000.00	7840	0.18	964-340-009
Winchester	36953 Pomerol Loop	1702	\$ 233.00	3	2	4/3/2018	\$ 397,000.00	7405	0.17	963-271-004
Winchester	32669 Cottonwood Rd	2447	\$ 165.00	3	2.5	4/4/2018	\$ 405,000.00	7840	0.18	476-081-009
Winchester	36661 Beech St	1443	\$ 250.00	3	1.75	4/5/2018	\$ 362,000.00	7405	0.17	963-180-012
Winchester	36448 Cognac St	1925	\$ 200.00	4	2	4/5/2018	\$ 385,000.00	7405	0.17	963-152-005
Winchester	32351 Pink Carnation Ct	2740	\$ 167.00	4	2.75	4/5/2018	\$ 459,000.00	14374	0.33	476-202-027
Winchester	32884 Red Carriage Rd	2050	\$ 212.00	3	2.5	4/5/2018	\$ 435,000.00	8276	0.19	964-520-007
Winchester	35004 Mahogany Glen Dr	3180	\$ 169.00	4	3.25	4/6/2018	\$ 540,000.00	11325	0.26	476-350-001
Winchester	36858 Hidden Trail Ct	2570	\$ 291.00	4	2.5	4/9/2018	\$ 750,000.00	39639	0.91	963-110-013
Winchester	35622 Denver Cir	2202	\$ 183.00	3	2.5	4/10/2018	\$ 404,000.00	5227	0.12	480-301-045
Winchester	34885 Ryanside Ct	2320	\$ 161.00	3	2.5	4/10/2018	\$ 374,000.00	10018	0.23	480-542-016
Winchester	36710 Sauterne St	1723	\$ 189.00	4	2	4/10/2018	\$ 327,000.00	6969	0.16	963-241-002
Winchester	34677 Kooden Rd	2821	\$ 163.00	4	3	4/11/2018	\$ 460,000.00	7840	0.18	480-763-005
Winchester	35230 Begonia Ln	2596	\$ 161.00	3	2.5	4/13/2018	\$ 420,000.00	7405	0.17	476-183-006
Winchester	34588 Sourwood Way	1853	\$ 205.00	2	2	4/13/2018	\$ 381,000.00	5227	0.12	476-062-015
Winchester	32350 Thompson Rd	2664	\$ 187.00	4	3	4/13/2018	\$ 500,000.00	179902	4.13	476-290-008
Winchester	36523 Cheval Dr	1951	\$ 202.00	4	2	4/16/2018	\$ 396,000.00	7405	0.17	963-240-002
Winchester	31224 Dogwood Cir	2821	\$ 88.00	3	3	4/17/2018	\$ 250,000.00	10018	0.23	480-212-015
Winchester	35770 Rhone Ln	2105	\$ 181.00	4	1.75	4/18/2018	\$ 382,000.00	7405	0.17	480-371-005
Winchester	32451 Saint Martin St	3541	\$ 147.00	5	3	4/18/2018	\$ 521,000.00	9583	0.22	964-233-023
Winchester	31379 Van Ruysdael Ln	1488	\$ 255.00	3	2	4/19/2018	\$ 380,000.00	9148	0.21	480-356-005
Winchester	31121 Euclid Loop	2565	\$ 166.00	3	3	4/20/2018	\$ 426,500.00	8712	0.2	480-203-002
Winchester	32394 Orange Blossom Dr	2500	\$ 170.00	4	2.75	4/20/2018	\$ 427,000.00	8712	0.2	476-172-018
Winchester	31319 Bermuda St	3171	\$ 143.00	5	3	4/24/2018	\$ 456,000.00	9583	0.22	480-241-001
Winchester	35549 Bryce Rd	2987	\$ 145.00	4	3	4/24/2018	\$ 435,000.00	7405	0.17	476-240-021
Winchester	35106 Slater Ave	3689	\$ 103.00	5	2.75	4/24/2018	\$ 380,000.00	8276	0.19	480-180-014
Winchester	31386 Rivera St	1685	\$ 222.00	3	2	4/25/2018	\$ 375,000.00	7405	0.17	963-121-010
Winchester	32402 Safflower St	1853	\$ 208.00	2	2	4/25/2018	\$ 387,000.00	5227	0.12	476-060-002



Winchester

Sales Comparables - April 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32479 Spun Cotton Dr	2050	\$ 198.00	3	2.5	4/26/2018	\$ 406,000.00	8276	0.19	964-483-005
Winchester	33312 Hitching Post Dr	2782	\$ 137.00	5	2.5	4/27/2018	\$ 382,000.00	7840	0.18	458-372-003
Winchester	31394 Mccartney Dr	2743	\$ 158.00	4	2.5	4/30/2018	\$ 435,000.00	5227	0.12	480-301-011

Total Sales:	33
Average Sales Price:	\$419,439.39
Average Square Feet:	2422