

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32562 Spun Cotton Dr	2290	\$ 189.00	3	3	5/1/2018	\$ 435,000.00	7405	0.17	964-492-037
Winchester	37707 Green Knolls Rd	4462	\$ 229.00	4	4.25	5/2/2018	\$ 1,025,000.00	183387	4.21	964-110-009
Winchester	31254 Spice Bush Cir	2821	\$ 166.00	3	2	5/2/2018	\$ 470,000.00			480-820-010
Winchester	31607 Leather Wood Dr	2356	\$ 176.00	4	3	5/3/2018	\$ 417,000.00	8712	0.2	480-051-005
Winchester	27865 Washington Ave	1612	\$ 210.00	3	1.75	5/3/2018	\$ 340,000.00	33105	0.76	461-130-035
Winchester	32699 Cottonwood Rd	3430	\$ 132.00	5	4.25	5/4/2018	\$ 455,000.00	7840	0.18	476-081-006
Winchester	34698 Dalea Rd	3430	\$ 135.00	5	4.25	5/4/2018	\$ 466,000.00	8276	0.19	476-073-002
Winchester	31691 Palo Verde Ct	1977	\$ 211.00	3	3	5/4/2018	\$ 418,000.00	7405	0.17	963-181-023
Winchester	35613 Starkey Ct	2079	\$ 159.00	3	2.5	5/4/2018	\$ 331,500.00	6534	0.15	480-312-006
Winchester	32401 Clear Springs Dr	2998	\$ 160.00	5	2.75	5/7/2018	\$ 480,000.00	8712	0.2	476-151-010
Winchester	35016 Mahogany Glen Dr	4178	\$ 143.00	6	4	5/8/2018	\$ 600,000.00	10018	0.23	476-350-002
Winchester	31254 Kestrel Way	3349	\$ 135.00	3	3.25	5/9/2018	\$ 455,000.00	7405	0.17	480-180-001
Winchester	31375 Van Eyck Ct	1322	\$ 264.00	3	2	5/10/2018	\$ 350,000.00	7405	0.17	480-366-022
Winchester	36209 Capri Dr	3141	\$ 140.00	4	2.5	5/11/2018	\$ 440,000.00	7405	0.17	963-313-006
Winchester	32876 Shrimp Ln	2445	\$ 249.00	4	3	5/14/2018	\$ 609,000.00	111078	2.55	964-020-008
Winchester	34663 Silky Dogwood Dr	1945	\$ 206.00	4	2	5/14/2018	\$ 402,000.00	7840	0.18	480-751-003
Winchester	33102 Cattle Dr	2273	\$ 157.00	4	2.5	5/15/2018	\$ 359,000.00	7405	0.17	458-362-010
Winchester	31327 Mccartney Dr	2589	\$ 162.00	3	2.5	5/15/2018	\$ 420,500.00	4791	0.11	480-300-020
Winchester	31620 Pompei Ln	1999	\$ 192.00	3	2.5	5/15/2018	\$ 384,000.00	6534	0.15	963-362-030
Winchester	31325 Windstone Dr	1691	\$ 240.00	3	2	5/15/2018	\$ 406,000.00	9147	0.21	480-765-013
Winchester	31202 Amsterdam Rd	1715	\$ 237.00	4	2	5/17/2018	\$ 407,000.00	6970	0.16	963-150-006
Winchester	31748 Modesto Cir	3141	\$ 127.00	4	2.5	5/17/2018	\$ 400,000.00	10454	0.24	963-314-005
Winchester	31271 Trumpeter Ln	3349	\$ 134.00	3	3.25	5/17/2018	\$ 452,000.00	8276	0.19	480-194-001
Winchester	32922 Cloverdale Ct	2604	\$ 192.00	4	2.5	5/18/2018	\$ 500,000.00	8712	0.2	476-340-019
Winchester	36954 Persimmon Cir	3240	\$ 165.00	4	3.25	5/18/2018	\$ 537,000.00	12632	0.29	963-212-012
Winchester	26920 Wilderness Dr	2153	\$ 168.00	4	3	5/18/2018	\$ 362,000.00	9583	0.22	458-370-003
Winchester	35251 Slater Ave	2821	\$ 148.00	3	3	5/21/2018	\$ 420,000.00	8276	0.19	480-200-017
Winchester	31518 Vintners Pointe Ct	2307	\$ 188.00	4	2	5/22/2018	\$ 435,000.00	7405	0.17	480-440-013
Winchester	31402 Amsterdam Rd	1850	\$ 194.00	4	2	5/23/2018	\$ 360,000.00	7405	0.17	963-132-011
Winchester	31703 Crimson Dr	2444	\$ 175.00	3	2.5	5/23/2018	\$ 430,000.00	8712	0.2	480-390-026



Winchester

Sales Comparables - May 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	33875 Grand Ave	1592	\$ 357.00	2	1.75	5/24/2018	\$ 569,000.00	733114	16.83	463-040-019
Winchester	31065 Pintail Way	2523	\$ 166.00	4	2.5	5/24/2018	\$ 419,000.00	7405	0.17	480-481-018
Winchester	34614 Shallot Dr	2913	\$ 156.00	5	3	5/24/2018	\$ 455,000.00	6969	0.16	476-061-029
Winchester	32262 Wood Violet Ct	3277	\$ 152.00	5	3.25	5/24/2018	\$ 500,000.00	13939	0.32	476-202-033
Winchester	36425 Cognac St	1715	\$ 224.00	3	2	5/25/2018	\$ 385,000.00	7405	0.17	963-151-021
Winchester	32241 Duclair Rd	2969	\$ 164.00	3	3	5/29/2018	\$ 489,000.00	14810	0.34	964-210-006
Winchester	31572 Pompei Ln	1999	\$ 194.00	3	2.5	5/29/2018	\$ 388,000.00	6098	0.14	963-351-006
Winchester	36245 Corsica Cir	2037	\$ 147.00	3	2	5/30/2018	\$ 300,000.00	7405	0.17	963-171-018
Winchester	31363 Janelle Ln	3171	\$ 146.00	5	3	5/30/2018	\$ 465,000.00	7405	0.17	480-241-021
Winchester	36322 Joltaire Way	2708	\$ 165.00	4	3	5/30/2018	\$ 447,000.00	6098	0.14	963-313-015
Winchester	36002 Pansy St	2877	\$ 140.00	3	2.5	5/30/2018	\$ 405,000.00	8712	0.2	963-281-022
Winchester	33421 Rustlers Rd	2153	\$ 167.00	4	3	5/30/2018	\$ 360,000.00	7405	0.17	458-341-004
Winchester	36492 Capri Dr	2873	\$ 153.00	4	2.5	5/31/2018	\$ 441,000.00	5227	0.12	963-351-012
Winchester	32261 Clear Springs Dr	2472	\$ 169.00	4	2.5	5/31/2018	\$ 420,000.00	7840	0.18	476-101-002
Winchester	33190 Finch St	1120	\$ 71.00	3	2	5/31/2018	\$ 80,000.00	7405	0.17	463-157-037
Winchester	31368 Hamburg Cir	2037	\$ 196.00	3	2	5/31/2018	\$ 400,000.00	7405	0.17	963-131-002



Winchester
Sales Comparables - May 2018

Total Sales:	46
Average Sales Price:	\$436,717.39
Average Square Feet:	2531