



Winchester

Sales Comparables - July 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36443 Bird Song Ct	3010	\$ 175.00	4	3	7/2/2018	\$ 527,000.00	13939	0.32	964-471-032
Winchester	36310 Breitner Way	2277	\$ 178.00	3	2.75	7/2/2018	\$ 407,000.00	7405	0.17	963-142-021
Winchester	31949 Via Del Paso	2081	\$ 200.00	4	2.5	7/2/2018	\$ 418,000.00	8276	0.19	480-281-026
Winchester	36865 Hidden Trail Ct	2324	\$ 331.00	4	2.5	7/3/2018	\$ 770,000.00	39639	0.91	963-110-005
Winchester	31277 Windstone Dr	1691	\$ 260.00	3	2	7/3/2018	\$ 440,000.00	8712	0.2	480-765-009
Winchester	31300 Aaron Rd	1834	\$ 258.00	2	1.75	7/5/2018	\$ 475,000.00	108900	2.5	472-060-018
Winchester	32612 Cullen Ct	2320	\$ 181.00	4	2	7/5/2018	\$ 422,000.00	8276	0.19	964-343-031
Winchester	32656 Juniper Berry Dr	3632	\$ 142.00	4	3.5	7/5/2018	\$ 518,000.00	8276	0.19	964-512-007
Winchester	34689 Kooden Rd	1945	\$ 213.00	4	2	7/5/2018	\$ 415,000.00	7405	0.17	480-763-006
Winchester	35770 Rhone Ln	2105	\$ 181.00	4	1.75	7/5/2018	\$ 382,000.00	7405	0.17	480-371-005
Winchester	31566 Willow Cir	1175	\$ 302.00	3	1.75	7/5/2018	\$ 355,000.00	6969	0.16	963-190-012
Winchester	31657 Flowering Plum Ct	1727	\$ 228.00	3	1.75	7/6/2018	\$ 395,000.00	9147	0.21	963-181-038
Winchester	35892 Avignon Ct	2105	\$ 178.00	4	1.75	7/12/2018	\$ 375,500.00	7405	0.17	480-381-023
Winchester	36144 Capri Dr	2290	\$ 181.00	3	2.5	7/12/2018	\$ 415,000.00	8276	0.19	963-314-010
Winchester	31630 Granville Dr	1936	\$ 204.00	5	2	7/12/2018	\$ 395,000.00	6969	0.16	480-402-018
Winchester	35020 Cedar Ridge Ct	2946	\$ 182.00	4	3.25	7/13/2018	\$ 539,000.00	13068	0.3	476-100-056
Winchester	31688 Loire Dr	1322	\$ 272.00	3	2	7/13/2018	\$ 360,000.00	7840	0.18	480-401-025
Winchester	36324 Capri Dr	2873	\$ 144.00	4	2.5	7/16/2018	\$ 415,000.00	5227	0.12	963-361-028
Winchester	31520 Stockton St	3037	\$ 148.00	4	3	7/16/2018	\$ 450,000.00	7840	0.18	963-301-014
Winchester	31565 Adour Way	1702	\$ 229.00	3	2	7/17/2018	\$ 390,000.00	8712	0.2	963-242-002
Winchester	31266 Van Eyck Ct	1749	\$ 217.00	4	2	7/18/2018	\$ 380,000.00	7405	0.17	480-362-003
Winchester	31253 Van Ruysdael Ln	1749	\$ 208.00	4	2	7/18/2018	\$ 365,500.00	7405	0.17	480-351-013
Winchester	35753 Ruby Ct	2444	\$ 172.00	4	2.5	7/19/2018	\$ 420,500.00	7405	0.17	480-421-017
Winchester	32315 Teton Ln	2987	\$ 142.00	4	3	7/19/2018	\$ 425,000.00	7405	0.17	476-252-003
Winchester	31701 Alder Ct	2138	\$ 194.00	4	3	7/20/2018	\$ 415,000.00	7405	0.17	963-181-010
Winchester	36547 Cheval Dr	1322	\$ 281.00	3	2	7/20/2018	\$ 372,000.00	7405	0.17	963-240-004
Winchester	35746 Date Palm St	1703	\$ 214.00	3	2	7/20/2018	\$ 365,000.00	11325	0.26	480-220-020
Winchester	31899 Violet Dr	2617	\$ 154.00	5	2.5	7/20/2018	\$ 405,000.00	7405	0.17	480-330-025
Winchester	31913 Honeysuckle Cir	2877	\$ 192.00	4	3	7/23/2018	\$ 555,000.00	8712	0.2	963-280-042
Winchester	31848 Via Del Paso	2465	\$ 172.00	3	3.5	7/23/2018	\$ 425,000.00	8276	0.19	480-282-007



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Winchester	32104 Zion Way	3331	\$ 105.00	4	3	7/25/2018	\$ 350,000.00	7840	0.18	476-241-006
Winchester	35352 Mahogany Glen Dr	3120	\$ 158.00	4	2.5	7/26/2018	\$ 495,000.00	9147	0.21	476-360-008
Winchester	31647 Pepper Tree St	3240	\$ 152.00	4	3.25	7/26/2018	\$ 495,000.00	7840	0.18	963-202-004
Winchester	31167 Peregrine Way	3829	\$ 122.00	5	2.5	7/26/2018	\$ 470,000.00	8276	0.19	480-190-005
Winchester	36941 Pomerol Loop	1866	\$ 217.00	4	2	7/27/2018	\$ 405,000.00	7405	0.17	963-271-005
Winchester	35900 Gerard Dou St	1838	\$ 184.00	4	2	7/30/2018	\$ 340,000.00	7405	0.17	480-365-002

Total Sales:	36
Average Sales Price:	\$431,847.22
Average Square Feet:	2322