

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32221 Kale Ln	2595	\$ 167.00	3	2.5	8/1/2018	\$ 435,000.00	8712	0.2	476-050-016
Winchester	32612 Safflower St	3430	\$ 138.00	5	4.25	8/1/2018	\$ 475,000.00	7840	0.18	476-070-009
Winchester	36779 Montreaux Rd	2733	\$ 197.00	3	3	8/2/2018	\$ 540,000.00	15681	0.36	964-242-007
Winchester	28875 Memory Ln	1786	\$ 204.00	3	1.75	8/3/2018	\$ 365,000.00	43560	1	462-030-037
Winchester	35142 Bola Ct	3349	\$ 138.00	3	3.25	8/6/2018	\$ 465,000.00	7405	0.17	480-480-012
Winchester	31254 Gabriel Metsu St	1322	\$ 271.00	3	2	8/6/2018	\$ 359,000.00	7841	0.18	480-353-004
Winchester	34739 Chinaberry Dr	2913	\$ 144.00	5	3	8/7/2018	\$ 420,000.00	7405	0.17	476-061-019
Winchester	31932 Honeysuckle Cir	3417	\$ 139.00	5	2.5	8/7/2018	\$ 478,000.00	6969	0.16	963-280-030
Winchester	34444 Waltham Pl	2944	\$ 150.00	4	3.25	8/7/2018	\$ 442,000.00	8712	0.2	476-322-012
Winchester	33050 Wesley St	1152	\$ 234.00	3	1	8/7/2018	\$ 270,000.00	13068	0.3	463-076-014
Winchester	36401 Erika Ct	1715	\$ 239.00	3	2	8/9/2018	\$ 410,500.00	6970	0.16	963-151-001
Winchester	31330 Euclid Loop	2128	\$ 93.00	3	2	8/9/2018	\$ 200,000.00	8276	0.19	480-210-006
Winchester	32540 Cullen Ct	2320	\$ 215.00	4	2	8/10/2018	\$ 500,000.00	8712	0.2	964-343-037
Winchester	31769 Via Del Paso	2610	\$ 170.00	4	2.5	8/10/2018	\$ 445,000.00	8276	0.19	480-550-039
Winchester	32148 Beaulieu Rd	1819	\$ 216.00	3	2	8/13/2018	\$ 393,000.00	7405	0.17	964-200-058
Winchester	34988 Wintergrass Ct	2500	\$ 166.00	4	2.75	8/13/2018	\$ 415,000.00	6969	0.16	476-143-010
Winchester	36032 Breman Ct	1715	\$ 227.00	3	2	8/14/2018	\$ 390,000.00	10454	0.24	963-162-009
Winchester	34800 Rebecca St	1065	\$ 427.00	2	1.75	8/14/2018	\$ 455,000.00	213879	4.91	472-180-012
Winchester	35924 Rhone Ln	2763	\$ 152.00	6	2.75	8/14/2018	\$ 420,000.00	7405	0.17	480-381-005
Winchester	31396 Verde Mare Dr	1945	\$ 234.00	4	2	8/14/2018	\$ 457,000.00	10890	0.25	480-751-008
Winchester	33275 Leon Rd	2355	\$ 218.00	4	2.25	8/16/2018	\$ 515,000.00	101059	2.32	472-030-013
Winchester	32150 Fern St	2784	\$ 181.00	5	3	8/17/2018	\$ 505,000.00	9583	0.22	476-193-002
Winchester	36250 Joltaire Way	2593	\$ 160.00	4	3	8/20/2018	\$ 415,000.00	5662	0.13	963-313-021
Winchester	31476 Rivera St	1491	\$ 258.00	3	2	8/20/2018	\$ 385,000.00	7405	0.17	963-121-001
Winchester	31792 Via Santa Elena	3439	\$ 129.00	4	3.5	8/21/2018	\$ 445,000.00	7840	0.18	480-550-009
Winchester	31309 Cookie Rd	2217	\$ 187.00	3	2.5	8/23/2018	\$ 415,000.00	7405	0.17	480-530-045
Winchester	31650 Dylan Rd	2079	\$ 206.00	3	2.5	8/23/2018	\$ 429,000.00	6534	0.15	480-320-012
Winchester	36105 Fresno Cir	2122	\$ 188.00	3	2	8/23/2018	\$ 399,000.00	5662	0.13	963-302-017
Winchester	34451 Hillingdon Ct	2235	\$ 185.00	4	2.5	8/23/2018	\$ 415,000.00	8712	0.2	476-340-028
Winchester	35235 Mahogany Glen Dr	4127	\$ 144.00	6	4	8/24/2018	\$ 595,000.00	10890	0.25	476-352-022

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Winchester	32467 Perigord Rd	1997	\$ 194.00	4	2	8/24/2018	\$ 389,000.00	8276	0.19	964-233-007
Winchester	32335 Safflower St	2642	\$ 169.00	3	3	8/24/2018	\$ 448,000.00	6534	0.15	476-055-003
Winchester	32332 Saint Martin St	2733	\$ 191.00	3	3	8/24/2018	\$ 524,000.00	14374	0.33	964-245-004
Winchester	34736 Chinaberry Dr	3430	\$ 132.00	5	4.25	8/27/2018	\$ 456,000.00	11761	0.27	476-061-047
Winchester	31450 Keller Rd	1982	\$ 297.00	3	1.75	8/27/2018	\$ 590,000.00	215621	4.95	472-090-005
Winchester	32312 Safflower St	2642	\$ 164.00	3	3	8/27/2018	\$ 435,000.00	4791	0.11	476-052-005
Winchester	31476 Bonn Ct	1491	\$ 258.00	3	2	8/28/2018	\$ 385,000.00	7405	0.17	963-121-036
Winchester	32112 Goldeneye Dr	3549	\$ 144.00	5	3.5	8/28/2018	\$ 513,000.00	10890	0.25	476-423-002
Winchester	32325 Daisy Dr	2950	\$ 145.00	5	2.75	8/29/2018	\$ 430,000.00	8276	0.19	476-231-003
Winchester	31909 Odyssey Dr	2995	\$ 148.00	4	2.75	8/29/2018	\$ 446,000.00	6969	0.16	480-330-004
Winchester	34750 Kooden Rd	1691	\$ 243.00	3	2	8/30/2018	\$ 412,000.00	8712	0.2	480-765-001
Winchester	34885 Ryanside Ct	2320	\$ 189.00	3	2.5	8/30/2018	\$ 440,000.00	10018	0.23	480-542-016
Winchester	32492 Safflower St	2913	\$ 145.00	5	3	8/30/2018	\$ 425,000.00	5227	0.12	476-060-011
Winchester	35073 Nightingale St	2699	\$ 143.00	3	3	8/31/2018	\$ 387,000.00	8276	0.19	480-191-004
Winchester	36786 Pebley Ct	2408	\$ 184.00	2	2	8/31/2018	\$ 445,000.00	9147	0.21	964-330-004



Winchester

Sales Comparables - August 2018

<i>Total Sales:</i>	45
<i>Average Sales Price:</i>	\$435,055.56
<i>Average Square Feet:</i>	2447