

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32592 Safflower St	Pavel	Mohr	3157	\$ 142.00	4	2	9/1/2017	\$ 449,000.00	7840	0.18	476-070-007
Winchester	31523 Vintners Pointe Ct	Randolph	Quitain	3498	\$ 124.00	6	3	9/5/2017	\$ 435,000.00	7405	0.17	480-440-016
Winchester	35957 Rhone Ln	Reginaldo	Molina Jr	2763	\$ 159.00	6	2	9/6/2017	\$ 440,000.00	6969	0.16	480-381-014
Winchester	31229 Trumpeter Ln	Dorsante	Von Joseph	2523	\$ 160.00	4	2	9/6/2017	\$ 405,000.00	7405	0.17	480-194-004
Winchester	34657 Agonis Way	Sonya	Jenkins	1782	\$ 204.00	3	2	9/8/2017	\$ 365,000.00	6098	0.14	476-041-001
Winchester	32637 Juniper Berry Dr	Jose	Cocco	3632	\$ 132.00	4	3	9/8/2017	\$ 483,000.00	8712	0.2	964-511-002
Winchester	34274 Northhaven Dr	Marshall	Carr	3440	\$ 109.00	5	2	9/8/2017	\$ 376,000.00	7840	0.18	476-330-009
Winchester	34688 Chinaberry Dr	Victor	Artiaga	3572	\$ 142.00	4	3	9/11/2017	\$ 510,000.00	11325	0.26	476-061-042
Winchester	34677 Black Cherry St	Cynthia	Nelson	3824	\$ 64.00	6	3	9/12/2017	\$ 245,000.00	11761	0.27	480-050-005
Winchester	32300 Blazing Star St	Jason	Mericle	3109	\$ 143.00	5	3	9/13/2017	\$ 445,000.00	8276	0.19	476-223-005
Winchester	31717 Modesto Cir	Martin	Gaxiola	2877	\$ 149.00	3	2	9/13/2017	\$ 430,000.00	7405	0.17	963-314-002
Winchester	32840 Presidio Hills Ln	Ronald	Nowak	3120	\$ 163.00	4	2	9/13/2017	\$ 510,000.00	10018	0.23	476-352-001
Winchester	35356 Corte Los Flores	Grant	Adkins	2465	\$ 166.00	3	3	9/15/2017	\$ 409,500.00	7840	0.18	480-271-006
Winchester	35082 Nightingale St	Gregory	Nusbaum	2523	\$ 166.00	4	2	9/15/2017	\$ 419,000.00	7405	0.17	480-193-009
Winchester	34990 Ryanside Ct	Moses	Ochanji	3287	\$ 105.00	4	3	9/15/2017	\$ 345,500.00	8276	0.19	480-542-022
Winchester	32290 Saint Martin St	Jesse	Arend	2733	\$ 167.00	3	3	9/15/2017	\$ 458,000.00	9583	0.22	964-245-007
Winchester	32739 Presidio Hills Ln	Juergen	Woehl	3980	\$ 163.00	6	2	9/19/2017	\$ 650,000.00	14810	0.34	476-130-022
Winchester	36663 Sauterne St	Marc	Santos	1322	\$ 272.00	3	2	9/19/2017	\$ 360,000.00	6969	0.16	963-242-012
Winchester	32347 Hearth Glen Ct	Nathanael	Snyder	3362	\$ 129.00	4	2	9/20/2017	\$ 435,000.00	7840	0.18	964-492-005
Winchester	32238 Geranium St	Larry	Goddard li	2947	\$ 179.00	6	3	9/21/2017	\$ 528,000.00	9583	0.22	476-194-009
Winchester	32697 Koon St	Trevor	Serfling	3440	\$ 145.00	5	2	9/22/2017	\$ 502,000.00	7840	0.18	476-330-004
Winchester	32091 Old Country Ct	Jose	Ibarra Olalde	3108	\$ 136.00	5	2	9/22/2017	\$ 424,000.00	7405	0.17	476-100-026
Winchester	34539 Spindle Tree St	Timothy	Ferguson	3188	\$ 131.00	5	3	9/22/2017	\$ 419,000.00	7405	0.17	480-081-018
Winchester	31818 Summer Grape Ct	Herbert	Magbual	2835	\$ 144.00	4	3	9/25/2017	\$ 410,000.00	10454	0.24	480-072-007
Winchester	32142 Duclair Rd	Eric	Schinke	2731	\$ 161.00	5	3	9/26/2017	\$ 440,000.00	7405	0.17	964-200-008
Winchester	35281 Lilac Ln	Fengxia	Dong	3277	\$ 119.00	5	2	9/26/2017	\$ 390,000.00	7840	0.18	476-201-005
Winchester	31163 Pinon Pine Cir	Axcel	Flores	2789	\$ 147.00	3	2	9/26/2017	\$ 410,000.00	7405	0.17	480-540-004
Winchester	34813 Vineyard Green Ct	Clarissa	Ramirez	2307	\$ 177.00	4	2	9/27/2017	\$ 410,000.00	10018	0.23	480-450-011
Winchester	35206 Painted Rock St	Troy	Magnusson	2998	\$ 163.00	5	2	9/28/2017	\$ 489,000.00	7405	0.17	476-150-007
Winchester	31247 Pinon Pine Cir	Eric	Smith	3258	\$ 150.00	4	2	9/28/2017	\$ 490,000.00	11325	0.26	480-530-067



Winchester

Sales Comparables - September 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32731 Shadyview St	Christian	Staff	3120	\$ 166.00	4	2	9/28/2017	\$ 518,500.00	10890	0.25	476-351-011
Winchester	35431 Ambrosia Dr	Jared	Archer	3277	\$ 141.00	5	2	9/29/2017	\$ 465,000.00	7840	0.18	476-211-020
Winchester	32833 Red Carriage Rd	Chris	Lewis	2344	\$ 182.00	4	2	9/29/2017	\$ 427,000.00	9147	0.21	964-521-014
Winchester	36330 Tahoe St	Britt	Taylor	1864	\$ 201.00	3	2	9/29/2017	\$ 376,000.00	6969	0.16	963-352-014

Total Sales:	34
Average Sales Price:	\$437,308.82
Average Square Feet:	2954