



Winchester

Sales Comparables - September 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31594 Poppy St	3037	\$ 146.00	4	3	9/4/2018	\$ 445,000.00	7405	0.17	963-311-006
Winchester	34588 Black Cherry St	3824	\$ 125.00	6	3	9/5/2018	\$ 478,000.00	7405	0.17	480-054-020
Winchester	32898 Field View Rd	3912	\$ 126.00	4	4	9/6/2018	\$ 495,000.00	9147	0.21	964-521-007
Winchester	36432 Capri Dr	2492	\$ 164.00	3	2.5	9/7/2018	\$ 410,000.00	5227	0.12	963-351-017
Winchester	32689 Autumn Nest Rd	4020	\$ 128.00	5	4	9/7/2018	\$ 518,000.00	8712	0.2	964-512-014
Winchester	36348 Rhine Ct	1715	\$ 215.00	3	2	9/7/2018	\$ 370,000.00	7405	0.17	963-142-001
Winchester	35881 Arras Dr	1951	\$ 201.00	5	2	9/7/2018	\$ 392,500.00	7405	0.17	480-432-003
Winchester	31411 Frans Hals Dr	1488	\$ 250.00	3	2	9/10/2018	\$ 372,000.00	7405	0.17	480-366-003
Winchester	35332 Corte Los Flores	3259	\$ 130.00	4	3.75	9/11/2018	\$ 425,000.00	9147	0.21	480-271-004
Winchester	32736 Cottonwood Rd	3887	\$ 122.00	5	5.5	9/12/2018	\$ 475,000.00	7405	0.17	476-080-022
Winchester	31928 Granville Dr	1749	\$ 222.00	4	2	9/13/2018	\$ 390,000.00	7840	0.18	480-431-006
Winchester	31583 Crimson Dr	2444	\$ 167.00	3	2.5	9/14/2018	\$ 410,000.00	6969	0.16	480-390-016
Winchester	31362 Windstone Dr	1945	\$ 216.00	4	2	9/14/2018	\$ 422,000.00	7840	0.18	480-751-020
Winchester	32395 Daisy Dr	2740	\$ 145.00	4	2.75	9/14/2018	\$ 400,000.00	9147	0.21	476-231-008
Winchester	36358 Mimosa Tree Rd	3632	\$ 139.00	4	3.5	9/14/2018	\$ 505,000.00	10018	0.23	964-514-012
Winchester	34264 Coventry Ln	2944	\$ 148.00	4	3.25	9/17/2018	\$ 438,000.00	9147	0.21	476-333-002
Winchester	31915 Ridge Berry Dr	2356	\$ 191.00	4	3	9/17/2018	\$ 450,000.00	10454	0.24	480-080-016
Winchester	31307 Pinon Pine Cir	2789	\$ 160.00	3	2.5	9/17/2018	\$ 449,000.00	13068	0.3	480-530-062
Winchester	31411 Gabriel Metsu St	1488	\$ 248.00	3	2	9/18/2018	\$ 370,000.00	9583	0.22	480-355-005
Winchester	31652 Umbria Ln	2492	\$ 154.00	3	2.5	9/18/2018	\$ 385,000.00	6534	0.15	963-361-017
Winchester	35293 Begonia Ln	2596	\$ 159.00	4	2.5	9/19/2018	\$ 415,000.00	7840	0.18	476-182-006
Winchester	31126 Euclid Loop	2374	\$ 173.00	3	3	9/19/2018	\$ 412,000.00	8276	0.19	480-200-008
Winchester	35096 Lantern Light Dr	3687	\$ 108.00	5	4.25	9/20/2018	\$ 400,000.00	9583	0.22	476-120-025
Winchester	36339 Mimosa Tree Rd	3912	\$ 125.00	4	4	9/20/2018	\$ 490,000.00	10018	0.23	964-513-017
Winchester	36069 Fresno Cir	2593	\$ 165.00	4	3	9/21/2018	\$ 430,000.00	5227	0.12	963-302-014
Winchester	32367 Daisy Dr	3109	\$ 160.00	5	3	9/21/2018	\$ 500,000.00	8712	0.2	476-231-006
Winchester	36835 Rancho Kiel Rd	2731	\$ 169.00	5	3	9/25/2018	\$ 462,000.00	7840	0.18	964-321-018
Winchester	35172 Mahogany Glen Dr					9/25/2018	\$ 499,000.00	8276	0.19	476-350-014
Winchester	34632 Wintersweet Ln	2024	\$ 172.00	3	2.5	9/25/2018	\$ 350,000.00	5662	0.13	476-041-017
Winchester	35211 Lilac Ln	2950	\$ 142.00	5	2.75	9/26/2018	\$ 420,000.00	7840	0.18	476-201-010



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Winchester	26953 Round Up St	2507	\$ 147.00	4	2.5	9/26/2018	\$ 369,000.00	13503	0.31	458-360-003
Winchester	35221 Orchid Dr	2784	\$ 172.00	5	3	9/27/2018	\$ 480,000.00	7405	0.17	476-183-040
Winchester	31442 Cookie Rd	2821	\$ 173.00	4	3	9/27/2018	\$ 490,000.00	10454	0.24	480-750-001
Winchester	31430 Cookie Rd	1945	\$ 233.00	3	2	9/27/2018	\$ 455,000.00	9583	0.22	480-750-002
Winchester	31418 Cookie Rd	1691	\$ 260.00	3	2	9/27/2018	\$ 440,000.00	9583	0.22	480-750-003
Winchester	34629 Sagebrush Ln	1853	\$ 215.00	2	2	9/28/2018	\$ 400,000.00	10018	0.23	476-054-013
Winchester	32173 Kale Ln	2595	\$ 157.00	3	2.5	9/28/2018	\$ 410,000.00	6098	0.14	476-040-005
Winchester	36943 Hidden Trail Ct	2105	\$ 368.00	3	2	9/28/2018	\$ 776,500.00	39639	0.91	963-110-002

Total Sales:	38
Average Sales Price:	\$442,052.63
Average Square Feet:	2661

Deemed reliable but not guaranteed

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