

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31672 Alder Ct	John	Daniel	2148	\$ 179.00	4	2.5	10/3/2017	\$ 385,000.00	7405	0.17	963-181-003
Winchester	31159 Bell Cir	George	Velasco	1703	\$ 211.00	3	2	10/3/2017	\$ 360,000.00	9147	0.21	480-203-011
Winchester	32422 Jardin Ct	Travis	Maness	2733	\$ 148.00	3	3	10/3/2017	\$ 405,000.00	8276	0.19	964-221-024
Winchester	34913 Elliott Rd	Erik	Keeling	2320	\$ 170.00	3	2.5	10/4/2017	\$ 394,500.00	7405	0.17	480-530-006
Winchester	31492 Kailua Dr	Juan	Serrano	4529	\$ 102.00	4	3.5	10/6/2017	\$ 465,000.00	8712	0.2	480-460-014
Winchester	31394 Frans Hals Dr	Derek	Dyer	1838	\$ 201.00	4	2	10/12/2017	\$ 370,000.00	7841	0.18	480-364-013
Winchester	31274 Janelle Ln	Cesar	Martinez	1703	\$ 212.00	3	2	10/13/2017	\$ 362,000.00	7405	0.17	480-232-005
Winchester	32305 Picasso Ct	Jorge	Garcia	2961	\$ 147.00	3	3	10/16/2017	\$ 437,000.00	8712	0.2	964-245-013
Winchester	35288 Via Santa Catalina	Joshua	Coyne	3087	\$ 142.00	4	3.5	10/16/2017	\$ 440,000.00	7840	0.18	480-260-016
Winchester	32128 Zion Way	Michael	Bardales	2660	\$ 142.00	4	3	10/16/2017	\$ 380,000.00	7840	0.18	476-241-008
Winchester	32641 Cullen Ct	Abdullah	Noor	2731	\$ 157.00	5	3	10/17/2017	\$ 429,500.00	10454	0.24	964-343-025
Winchester	32161 Renoir Rd	Earzie	Gamage	1997	\$ 190.00	4	2	10/17/2017	\$ 380,000.00	6969	0.16	964-321-012
Winchester	31273 Spice Bush Cir	Steven	Smith Sr	1945	\$ 204.00	4	2	10/17/2017	\$ 397,000.00			480-820-007
Winchester	36397 Gambrel Gate Ct	Gregory	Folden	3010	\$ 142.00	4	3	10/18/2017	\$ 430,000.00	7840	0.18	964-480-006
Winchester	33435 Rustlers Rd	Janet	Fulton	1663	\$ 189.00	3	2	10/18/2017	\$ 315,000.00	7405	0.17	458-341-003
Winchester	35087 Orchard Crest Ct	Sekou	Reid	2998	\$ 156.00	5	2.75	10/20/2017	\$ 470,000.00	14810	0.34	476-111-020
Winchester	35201 Via Laguna	Christopher	Torres	3056	\$ 137.00	5	3.75	10/23/2017	\$ 420,000.00	6969	0.16	480-260-003
Winchester	35562 Athena Ct	David	Berkowitz	3105	\$ 177.00	5	3	10/25/2017	\$ 550,000.00	7840	0.18	476-430-003
Winchester	35579 Athena Ct	Michael	Ong	4121	\$ 158.00	6	4	10/25/2017	\$ 651,500.00	7840	0.18	476-430-015
Winchester	35623 Glacier Cir	Damien	Cie	3331	\$ 147.00	4	3	10/25/2017	\$ 490,000.00	10890	0.25	476-281-030
Winchester	33090 Haddock St	Odilon	Leon Mendez	1128	\$ 186.00	2	1	10/25/2017	\$ 210,000.00	6969	0.16	463-158-022
Winchester	34789 Mediterra Cir	David	Nugent	2608	\$ 178.00	4	2	10/25/2017	\$ 465,000.00	8276	0.19	480-440-040
Winchester	32071 Zion Way	Barry	Graves Jr	2987	\$ 133.00	5	3	10/25/2017	\$ 400,000.00	8712	0.2	476-281-034
Winchester	31110 Bonsai Cir	Osbaldo	Leon Escoto	1703	\$ 213.00	3	2	10/26/2017	\$ 363,000.00	7405	0.17	480-220-012
Winchester	31215 Gabriel Metsu St	Brian	Arfons	2030	\$ 184.00	4	2	10/26/2017	\$ 374,000.00	8712	0.2	480-352-016
Winchester	35922 Glissant Dr	Juan	Estrada	2030	\$ 194.00	4	2	10/26/2017	\$ 395,000.00	7405	0.17	480-413-014
Winchester	35166 Nightingale St	Larry	Romine	2699	\$ 150.00	3	3	10/26/2017	\$ 407,000.00	6969	0.16	480-193-015
Winchester	32408 Orange Blossom Dr	Meghan	Basgall	2334	\$ 171.00	4	2.5	10/26/2017	\$ 400,000.00	9583	0.22	476-172-017
Winchester	36833 Pomerol Loop	Krystle	Milan	1702	\$ 211.00	3	2	10/26/2017	\$ 360,000.00	7405	0.17	963-271-014
Winchester	31280 Van Eyck Ct	Nancy	Williams	1488	\$ 247.00	3	2	10/26/2017	\$ 369,000.00	7405	0.17	480-362-002



## Winchester

Sales Comparables - October 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	35084 Orchard Crest Ct	Brent	Gregory	2719	\$ 183.00	5	2.75	10/27/2017	\$ 500,000.00	14374	0.33	476-111-019
Winchester	35840 Rhone Ln	Bassam	Zarka	2420	\$ 145.00	4	2.75	10/27/2017	\$ 353,000.00	7405	0.17	480-382-009
Winchester	32870 9Th St	Shannon	Willcut	1454	\$ 237.00	3	1.75	10/30/2017	\$ 345,000.00	34848	0.8	462-130-031
Winchester	35794 Avignon Ct	Norman	Guerrero	2236	\$ 185.00	4	2.75	10/30/2017	\$ 414,000.00	7405	0.17	480-372-012
Winchester	36035 Breman Ct	Ryan	Nickerson	2529	\$ 156.00	3	2.75	10/30/2017	\$ 397,000.00	9148	0.21	963-162-012
Winchester	36464 Erika Ct	Steven	Hill	1850	\$ 221.00	3	3	10/30/2017	\$ 410,000.00	7405	0.17	963-151-012
Winchester	31843 Mccartney Dr	Albert	Hermogino	2784	\$ 159.00	4	3.5	10/30/2017	\$ 445,000.00	6098	0.14	480-320-003

<b>Total Sales:</b>	<b>37</b>
<b>Average Sales Price:</b>	<b>\$409,148.65</b>
<b>Average Square Feet:</b>	<b>2442</b>