



## Winchester

Sales Comparables - April 2023

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36468 Flare Dr					4/3/2023	\$ 533,500.00	3898	0.09	963-501-008
Winchester	31540 Laki Ct	2985	\$ 234.00	5	2.5	4/3/2023	\$ 699,000.00	7405	0.17	480-630-004
Winchester	31949 Sage Ct	2995	\$ 210.00	4	2.75	4/3/2023	\$ 630,000.00	7405	0.17	480-330-049
Winchester	27865 Washington Ave	1612	\$ 371.00	3	1.75	4/5/2023	\$ 599,000.00	33105	0.76	461-130-035
Winchester	36769 Montfleury Ln	3217	\$ 195.00	5	3	4/6/2023	\$ 630,000.00	10890	0.25	964-231-003
Winchester	32242 Honeybee Dr	3171	\$ 195.00	4	3.25	4/7/2023	\$ 620,000.00	8276	0.19	476-110-001
Winchester	32780 Westport Way	2604	\$ 249.00	4	2.5	4/14/2023	\$ 650,000.00	7405	0.17	476-331-003
Winchester	35498 Laurel Tree Ct	2998	\$ 238.00	5	2.75	4/17/2023	\$ 715,000.00	9147	0.21	476-390-029
Winchester	36337 Flare Dr					4/18/2023	\$ 488,500.00	3036	0.07	963-501-016
Winchester	32150 Daisy Dr	2950	\$ 228.00	5	2.75	4/19/2023	\$ 675,000.00	10454	0.24	476-222-011
Winchester	32420 Apricot Tree Rd	3362	\$ 223.00	4	2.75	4/20/2023	\$ 750,000.00	8712	0.2	964-493-005
Winchester	36810 Blanc Ct	2069	\$ 267.00	4	2	4/21/2023	\$ 553,000.00	7840	0.18	963-271-021
Winchester	35819 Glissant Dr	1488	\$ 379.00	3	2	4/21/2023	\$ 565,000.00	7405	0.17	480-401-013
Winchester	31779 Pepper Tree St	2774	\$ 230.00	3	2.5	4/21/2023	\$ 640,000.00	7405	0.17	963-212-006
Winchester	34431 Radiance St	2537	\$ 242.00	5	3	4/21/2023	\$ 615,000.00	5227	0.12	476-531-018
Winchester	34548 Silky Dogwood Dr	2641	\$ 242.00	3	2.5	4/21/2023	\$ 640,000.00	8276	0.19	480-941-002
Winchester	31616 Umbria Ln	1597	\$ 344.00	3	2	4/21/2023	\$ 550,000.00	6098	0.14	963-361-020
Winchester	33119 Cattle Dr	2507	\$ 230.00	4	2.5	4/24/2023	\$ 579,000.00	9583	0.22	458-361-002
Winchester	36171 Joltaire Way	2122	\$ 263.00	3	2	4/24/2023	\$ 560,000.00	6098	0.14	963-312-003
Winchester	31323 Verde Mare Dr	3748	\$ 209.00	4	2.5	4/24/2023	\$ 786,000.00	7840	0.18	480-760-007
Winchester	31303 Janelle Ln	2128	\$ 289.00	3	2	4/26/2023	\$ 615,000.00	7405	0.17	480-231-013
Winchester	29451 Wyatt Earp Way	1821	\$ 299.00	3	2.25	4/26/2023	\$ 545,000.00	6969	0.16	461-320-028
Winchester	36547 Cheval Dr	1322	\$ 440.00	3	2	4/27/2023	\$ 583,000.00	7405	0.17	963-240-004
Winchester	32298 Picasso Ct	2408	\$ 257.00	2	2	4/28/2023	\$ 620,000.00	8712	0.2	964-245-024



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<b>Total Sales:</b>	24
<b>Average Sales Price:</b>	\$618,375.00
<b>Average Square Feet:</b>	2503