

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	35049 Bola Ct	2523	\$253.00	4	2.5	1/2/2024	\$640,000.00	9583	0.22	480-480-025
Winchester	36429 Gambrel Gate Ct	2904	\$255.00	4	3	1/2/2024	\$741,500.00	7840	0.18	964-480-004
Winchester	35320 Azalea Ln	2784	\$251.00	5	3	1/5/2024	\$699,000.00	10018	0.23	476-192-015
Winchester	29431 Canteen Cir	1950	\$289.00	3	1.75	1/5/2024	\$565,000.00	6534	0.15	461-310-003
Winchester	36305 Trona Way					1/5/2024	\$542,000.00	3667	0.08	963-501-057
Winchester	26934 Wilderness Dr	2216	\$243.00	4	2.75	1/9/2024	\$540,000.00	9147	0.21	458-370-002
Winchester	35211 Lilac Ln	2950	\$233.00	5	2.75	1/10/2024	\$688,000.00	7840	0.18	476-201-010
Winchester	29334 Marblewood Ct	2239	\$261.00	4	2.75	1/10/2024	\$585,000.00	7405	0.17	461-260-007
Winchester	36841 Pebley Ct	2890	\$233.00	3	3	1/10/2024	\$675,000.00	11761	0.27	964-330-029
Winchester	35168 Gardenview Ct	4250	\$231.00	6	4	1/12/2024	\$985,000.00	17424	0.4	476-130-010
Winchester	36208 Leeds St	2366	\$266.00	3	2.5	1/12/2024	\$630,000.00	6098	0.14	963-230-001
Winchester	32710 Cougar Pass Ct	3363	\$246.00	5	3.25	1/16/2024	\$829,000.00	10890	0.25	476-380-015
Winchester	31617 Pompei Ln	1999	\$285.00	3	2.5	1/16/2024	\$570,000.00	6098	0.14	963-360-001
Winchester	31662 Palo Verde Ct	2098	\$302.00	4	3	1/17/2024	\$635,000.00	8276	0.19	963-181-016
Winchester	32100 Wyatt Ln	1750	\$314.00	3	1.75	1/17/2024	\$550,000.00	6098	0.14	461-230-002
Winchester	33046 Cattle Dr	2273	\$235.00	4	2.5	1/19/2024	\$535,000.00	6969	0.16	458-362-007
Winchester	29171 Delores Ln	2336	\$273.00	4	1.75	1/19/2024	\$640,000.00	10018	0.23	461-231-006
Winchester	31343 Bermuda St	2128	\$279.00	3	2	1/23/2024	\$594,000.00	6969	0.16	480-241-003
Winchester	35045 Orchard Crest Ct	2719	\$239.00	5	2.75	1/23/2024	\$650,000.00	8276	0.19	476-111-023
Winchester	34611 Persian Lilac St	2821	\$235.00	4	3	1/24/2024	\$665,000.00	7840	0.18	480-861-014
Winchester	36558 Fontaine St	3217	\$244.00	5	3	1/25/2024	\$786,000.00	8276	0.19	964-341-001
Winchester	35028 Orchard Crest Ct	2998	\$240.00	5	2.75	1/25/2024	\$720,000.00	7840	0.18	476-111-015
Winchester	32266 Geranium St	2784	\$249.00	5	3	1/26/2024	\$695,000.00	9147	0.21	476-194-011
Winchester	31651 Mccartney Dr	2079	\$288.00	3	2.5	1/26/2024	\$600,000.00	6534	0.15	480-310-007
Winchester	36710 Sauterne St	1723	\$348.00	4	2	1/29/2024	\$600,000.00	6969	0.16	963-241-002
Winchester	33014 Cinsault Cir	2641	\$287.00	5	3	1/31/2024	\$760,000.00	8276	0.19	476-480-026



Winchester

Sales Comparables - January 2024

Total Sales:	26
Average Sales Price:	\$658,442.31
Average Square Feet:	2560