

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36461 Trona Way					3/1/2024	\$ 559,000.00	3306	0.08	963-501-063
Winchester	34828 Heritage Oaks Ct	3212	\$ 76.00	5	2.75	3/4/2024	\$ 244,500.00	8276	0.19	480-440-044
Winchester	34939 Lava Tree Ln	3258	\$ 213.00	5	2.5	3/4/2024	\$ 695,000.00	6969	0.16	480-630-024
Winchester	35387 Tavel St	2988	\$ 232.00	4	3.5	3/4/2024	\$ 695,000.00	6969	0.16	476-501-002
Winchester	34607 Black Cherry St	2835	\$ 243.00	4	3	3/6/2024	\$ 690,000.00	11761	0.27	480-050-001
Winchester	29086 Golden Sunset Cir					3/6/2024	\$ 630,000.00	7405	0.17	461-521-021
Winchester	34444 Radiance St	2239	\$ 270.00	4	3	3/6/2024	\$ 605,000.00	5662	0.13	476-532-005
Winchester	29894 Windmill Farms Rd	2042	\$ 286.00	3	1.75	3/6/2024	\$ 585,000.00	8668	0.2	461-590-006
Winchester	36400 Rotterdam St	1491	\$ 352.00	3	2	3/7/2024	\$ 525,000.00	7840	0.18	963-121-019
Winchester	36435 Trona Way					3/7/2024	\$ 554,500.00	2761	0.06	963-501-062
Winchester	34799 Vineyard Green Ct	2608	\$ 262.00	4	2	3/7/2024	\$ 685,000.00	10454	0.24	480-450-010
Winchester	29019 Dallas Cir	1587	\$ 340.00	3	1.75	3/8/2024	\$ 540,000.00	6534	0.15	461-242-009
Winchester	32301 Renoir Rd	2733	\$ 248.00	3	3	3/8/2024	\$ 680,000.00	10890	0.25	964-245-025
Winchester	36462 Trona Way					3/8/2024	\$ 570,500.00	3632	0.08	963-501-050
Winchester	29022 Delores Ln	1389	\$ 367.00	3	1.75	3/11/2024	\$ 510,000.00	6534	0.15	461-233-016
Winchester	30832 Expedition Dr	2227	\$ 280.00	4	2.75	3/12/2024	\$ 625,000.00	15533	0.36	461-560-006
Winchester	31364 Van Eyck Ct	1749	\$ 285.00	4	2	3/13/2024	\$ 500,000.00	7405	0.17	480-366-013
Winchester	35059 Knollview Ct	3213	\$ 280.00	5	2.75	3/14/2024	\$ 900,000.00	7840	0.18	476-121-010
Winchester	31065 Pintail Way	2523	\$ 267.00	4	2.5	3/14/2024	\$ 675,000.00	7405	0.17	480-481-018
Winchester	34548 Velvetleaf St	2641	\$ 272.00	3	2.5	3/14/2024	\$ 720,000.00	7405	0.17	480-933-012
Winchester	36335 Rhine Ct	1925	\$ 324.00	4	2	3/15/2024	\$ 625,000.00	7405	0.17	963-142-014
Winchester	35079 Cedar Ridge Ct	2472	\$ 271.00	4	2.5	3/18/2024	\$ 672,000.00	7405	0.17	476-100-051
Winchester	31394 Frans Hals Dr	1838	\$ 331.00	4	2	3/18/2024	\$ 610,000.00	7840	0.18	480-364-013
Winchester	35554 Laurel Tree Ct	2560	\$ 310.00	4	2.5	3/18/2024	\$ 795,000.00	13939	0.32	476-400-001
Winchester	32064 Goldeneye Dr	3177	\$ 232.00	4	2.25	3/19/2024	\$ 740,000.00	11325	0.26	476-420-002
Winchester	34415 Hillingdon Ct	2467	\$ 265.00	4	2.5	3/19/2024	\$ 654,000.00	7840	0.18	476-340-031
Winchester	32909 Oakland Way	3337	\$ 229.00	5	4	3/19/2024	\$ 765,000.00	9147	0.21	476-551-030
Winchester	32247 Clear Springs Dr	2946	\$ 254.00	4	3.25	3/20/2024	\$ 750,000.00	7840	0.18	476-101-003
Winchester	31724 Gimbal Way					3/20/2024	\$ 553,000.00	2783	0.06	963-500-047
Winchester	32154 Kale Ln	1782	\$ 325.00	3	2	3/20/2024	\$ 580,000.00	6098	0.14	476-041-023



Winchester

Sales Comparables - March 2024

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31616 Stockton St	2708	\$ 240.00	4	3	3/21/2024	\$ 650,000.00	6098	0.14	963-301-006
Winchester	34349 Solstice St	1576	\$ 374.00	3	2	3/22/2024	\$ 590,000.00	5227	0.12	476-531-028
Winchester	35764 Champagne Way	3337	\$ 251.00	5	4	3/25/2024	\$ 839,000.00	9583	0.22	476-472-011
Winchester	36304 Albus Ave					3/26/2024	\$ 572,500.00	3720	0.09	963-501-070
Winchester	32689 Cottonwood Rd	3157	\$ 224.00	4	2.5	3/26/2024	\$ 710,000.00	7840	0.18	476-081-007
Winchester	36330 Albus Ave					3/27/2024	\$ 642,500.00	3079	0.07	963-501-069
Winchester	33144 Toledo Bend Ct	2590	\$ 252.00	4	2.75	3/27/2024	\$ 655,000.00	12053	0.28	964-790-026
Winchester	34555 Wintersweet Ln	2595	\$ 269.00	3	2.5	3/27/2024	\$ 700,000.00	9583	0.22	476-040-028
Winchester	31313 Paris Ct	1723	\$ 341.00	3	2	3/28/2024	\$ 589,000.00	7840	0.18	963-170-001
Winchester	36329 Albus Ave					3/29/2024	\$ 553,500.00	2718	0.06	963-501-072
Winchester	36622 Chantecler Rd	2320	\$ 278.00	3	2	3/29/2024	\$ 645,000.00	7405	0.17	964-201-012
Winchester	31712 Gimbal Way					3/29/2024	\$ 609,000.00	3066	0.07	963-500-046

Total Sales:	42
Average Sales Price:	\$635,428.57
Average Square Feet:	2462