



# Winchester

## Sales Comparables - May 2026

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	34438 Coconut Cir	2466	\$ 279.00	4	2.5	5/29/2026	\$ 690,000.00	5715	0.13	472-363-003
Winchester	31961 Honeysuckle Cir	2877	\$ 234.00	4	3	5/18/2026	\$ 675,000.00	7405	0.17	963-280-038
Winchester	30760 Vera Cruz Cir	1389	\$ 403.00	3	1.75	5/7/2026	\$ 560,000.00	5192	0.12	461-800-004
Winchester	29032 Aubrey Cir	1750	\$ 296.00	3	1.75	5/27/2026	\$ 518,000.00	6534	0.15	461-232-015
Winchester	32101 Daisy Dr	2740	\$ 260.00	4	2.75	5/13/2026	\$ 715,000.00	9147	0.21	476-221-003
Winchester	28200 Patterson Ave	2532	\$ 343.00	3	2	5/14/2026	\$ 870,000.00	74487	1.71	463-040-013
Winchester	36440 Flower Basket Rd	3362	\$ 236.00	4	2.75	5/6/2026	\$ 796,000.00	8276	0.19	964-492-003
Winchester	31856 Granville Dr	1723	\$ 354.00	4	2	5/21/2026	\$ 610,000.00	7405	0.17	480-431-012
Winchester	29460 Bamboo Ct	1868	\$ 307.00	3	2.25	5/20/2026	\$ 574,000.00	6098	0.14	461-251-028
Winchester	31132 Petal Cir	2027	\$ 305.00	3	2.5	5/20/2026	\$ 620,000.00	7840	0.18	480-932-005
Winchester	29443 Canteen Cir	1821	\$ 315.00	3	2.25	5/18/2026	\$ 575,000.00	7840	0.18	461-310-004
Winchester	28625 Shady Tree Ln	2707	\$ 332.00	4	2.5	5/5/2026	\$ 900,000.00	54450	1.25	462-040-045
Winchester	31565 Adour Way	1702	\$ 367.00	3	2	5/8/2026	\$ 625,000.00	8712	0.2	963-242-002
Winchester	28480 Cosmos Dr	2227	\$ 276.00	4	2.75	5/7/2026	\$ 616,000.00	7405	0.17	462-192-014
Winchester	32380 Wild West Ct	1476	\$ 365.00	3	1.75	5/5/2026	\$ 540,000.00	6534	0.15	461-521-001
Winchester	32728 Shadyview St	3980	\$ 232.00	6	4	5/14/2026	\$ 925,000.00	10890	0.25	476-130-016
Winchester	33185 Wesley St	960	\$ 458.00	2	2	5/12/2026	\$ 440,000.00	7405	0.17	463-117-030
Winchester	36912 Silk Tree Ct	3240	\$ 270.00	5	3.25	5/8/2026	\$ 875,000.00	10018	0.23	963-202-017
Winchester	31686 Leather Wood Dr	2356	\$ 311.00	4	3	5/29/2026	\$ 735,000.00	9147	0.21	480-060-020
Winchester	36035 Pepperdine Ct	2628	\$ 334.00	3	2.5	5/19/2026	\$ 880,000.00	8712	0.2	964-620-004
Winchester	34923 Kooden Rd	2320	\$ 260.00	3	2.5	5/29/2026	\$ 605,000.00	7840	0.18	480-542-027
Winchester	34701 Portarosa St	1945	\$ 329.00	4	2	5/5/2026	\$ 640,000.00	8276	0.19	480-765-016
Winchester	31727 Umbria Ln	2492	\$ 246.00	4	2.75	5/4/2026	\$ 615,000.00	6098	0.14	963-361-007
Winchester	32118 Clear Springs Dr	2472	\$ 289.00	4	2.5	5/11/2026	\$ 715,000.00	8276	0.19	476-100-037
Winchester	36143 Tahoe St	2122	\$ 282.00	3	2	5/7/2026	\$ 600,000.00	6534	0.15	963-310-001
Winchester	32297 Wild West Ct	2033	\$ 285.00	4	1.75	5/1/2026	\$ 580,000.00	6098	0.14	461-520-015
Winchester	32526 Presidio Hills Ln	3213	\$ 244.00	5	2.75	5/7/2026	\$ 785,000.00	8276	0.19	476-121-002
Winchester	31628 Loire Dr	1684	\$ 371.00	4	2	5/22/2026	\$ 625,000.00	7840	0.18	480-401-030
Winchester	31859 Woodbank Way					5/29/2026	\$ 618,000.00	3175	0.07	963-500-024
Winchester	36372 Flint Dr	1547	\$ 368.00	3	2	5/26/2026	\$ 570,000.00	4708	0.11	964-781-015



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City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	34076 Pink Pl	3035	\$ 79.00	4	2.75	5/12/2026	\$ 242,500.00	8215	0.19	472-330-005
Winchester	32057 Rambling Ct	1948	\$ 314.00	3	1.75	5/20/2026	\$ 613,000.00	6969	0.16	461-503-023
Winchester	35594 Porcelain Ct	2995	\$ 253.00	4	2.75	5/22/2026	\$ 760,000.00	8712	0.2	480-330-036
Winchester	35096 Lantern Light Dr	3687	\$ 214.00	5	4.25	5/27/2026	\$ 790,000.00	9583	0.22	476-120-025
Winchester	35853 Sea Smoke St	3549	\$ 240.00	5	3.5	5/15/2026	\$ 852,000.00	7840	0.18	476-420-012
Winchester	36185 Capri Dr	3141	\$ 208.00	4	2.5	5/28/2026	\$ 655,000.00	7405	0.17	963-313-004
Winchester	36329 Albus Ave	1677	\$ 336.00	3	2.25	5/1/2026	\$ 565,000.00	2718	0.06	963-501-072
Winchester	28858 Enclave Ln	1835	\$ 313.00	4	2.25	5/5/2026	\$ 575,000.00	4377	0.1	461-700-015
Winchester	31684 Settlers Rd	1753	\$ 398.00	3	2.5	5/26/2026	\$ 699,000.00	8276	0.19	461-631-026
Winchester	29567 Cherokee Trl	2540	\$ 251.00	5	2.75	5/21/2026	\$ 640,000.00	6098	0.14	461-381-007

<b>Total Sales:</b>	40
<b>Average Sales Price:</b>	\$662,087.50
<b>Average Square Feet:</b>	2354