

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36293 Breitner Way	1925	\$202.00	4	2	3/1/2018	\$ 390,000.00	7405	0.17	963-141-010
Winchester	31602 Silex Ct	1509	\$354.00	3	2	3/1/2018	\$ 535,000.00	10890	0.25	963-241-011
Winchester	34946 Wintergrass Ct	2180	\$178.00	3	2.5	3/1/2018	\$ 390,000.00	6534	0.15	476-143-013
Winchester	32945 Marius Way	1600	\$333.00	2	1.75	3/2/2018	\$ 534,000.00	249598	5.73	964-030-004
Winchester	34713 Portarosa St	1691	\$231.00	3	2	3/2/2018	\$ 392,000.00	8276	0.19	480-765-017
Winchester	31085 Florence Ct	2366	\$173.00	3	2.5	3/5/2018	\$ 410,000.00	5662	0.13	963-221-015
Winchester	31171 Bell Cir	1843	\$202.00	3	2	3/6/2018	\$ 374,000.00	12632	0.29	480-203-012
Winchester	31098 Manford Dr	2366	\$194.00	3	2.5	3/6/2018	\$ 460,000.00	6534	0.15	963-231-063
Winchester	34276 Coventry Ln	3440	\$146.00	5	4	3/7/2018	\$ 505,000.00	10890	0.25	476-333-003
Winchester	33298 Hitching Post Dr	2507	\$145.00	4	2.5	3/7/2018	\$ 365,000.00	7840	0.18	458-372-002
Winchester	34346 Northhaven Dr	3323	\$127.00	4	3.25	3/7/2018	\$ 425,000.00	7405	0.17	476-322-003
Winchester	31223 Peregrine Way	3829	\$119.00	5	2.5	3/7/2018	\$ 458,000.00	9583	0.22	480-190-001
Winchester	35763 Capri Dr	1994	\$203.00	4	2.75	3/8/2018	\$ 405,000.00	9147	0.21	480-420-002
Winchester	31949 Sage Ct	2995	\$160.00	4	2.75	3/9/2018	\$ 480,000.00	7405	0.17	480-330-049
Winchester	32340 Picasso Ct	3217	\$155.00	5	3	3/12/2018	\$ 500,000.00	7840	0.18	964-245-021
Winchester	31778 Mccartney Dr	2134	\$192.00	3	2.5	3/14/2018	\$ 410,000.00	7405	0.17	480-312-019
Winchester	34400 Hillingdon Ct	2604	\$163.00	4	2.5	3/15/2018	\$ 425,000.00	7840	0.18	476-340-018
Winchester	36896 Pebley Ct	2733	\$163.00	3	3	3/15/2018	\$ 446,000.00	8276	0.19	964-330-014
Winchester	31832 Granville Dr	1509	\$238.00	3	2	3/19/2018	\$ 360,000.00	7405	0.17	480-431-014
Winchester	31368 Hamburg Cir	2037	\$172.00	3	2	3/19/2018	\$ 351,100.00	7405	0.17	963-131-002
Winchester	34586 Sagebrush Ln	2913	\$152.00	5	3	3/19/2018	\$ 445,000.00	5662	0.13	476-055-014
Winchester	31819 Mccartney Dr	2079	\$197.00	3	2.5	3/20/2018	\$ 411,000.00	6969	0.16	480-320-001
Winchester	31544 Vignes Ct	1702	\$225.00	3	2	3/20/2018	\$ 384,500.00	6969	0.16	963-242-029
Winchester	35385 Corte Los Flores	3259	\$161.00	4	3.75	3/22/2018	\$ 525,000.00	8276	0.19	480-271-011
Winchester	32840 Presidio Hills Ln	3120	\$170.00	4	2.5	3/22/2018	\$ 533,500.00	10018	0.23	476-352-001
Winchester	32591 Shadyview St	3363	\$163.00	5	3.25	3/22/2018	\$ 550,000.00	10018	0.23	476-161-024
Winchester	34682 Silky Dogwood Dr	1945	\$244.00	4	2	3/22/2018	\$ 475,000.00	10018	0.23	480-750-022
Winchester	35888 Arras Dr	1509	\$252.00	3	2	3/23/2018	\$ 381,000.00	8712	0.2	480-433-037
Winchester	32229 Duclair Rd	2563	\$186.00	2	2	3/26/2018	\$ 477,000.00	14810	0.34	964-210-007
Winchester	35403 Mahogany Glen Dr	3810	\$154.00	4	2.5	3/26/2018	\$ 590,000.00	13503	0.31	476-361-029



Winchester

Sales Comparables - March 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	35276 Painted Rock St	2560	\$177.00	4	2.5	3/26/2018	\$ 455,000.00	7405	0.17	476-150-012
Winchester	31675 Mccartney Dr	2931	\$149.00	4	3.5	3/27/2018	\$ 438,000.00	6098	0.14	480-310-009
Winchester	31561 Vignes Ct	1723	\$232.00	4	2	3/27/2018	\$ 400,000.00	6969	0.16	963-242-021
Winchester	35482 Date Palm St	2862	\$143.00	5	3	3/28/2018	\$ 410,000.00	7405	0.17	480-240-004
Winchester	31687 Fille Dr	1684	\$226.00	4	2	3/28/2018	\$ 382,000.00	7405	0.17	480-413-002
Winchester	32617 Cullen Ct	1997	\$203.00	4	2	3/29/2018	\$ 406,000.00	7405	0.17	964-343-023
Winchester	34415 Hillingdon Ct	2467	\$164.00	4	2.5	3/29/2018	\$ 405,000.00	7840	0.18	476-340-031
Winchester	32776 Lambeth St	3440	\$138.00	5	4	3/29/2018	\$ 475,000.00	10018	0.23	476-332-002
Winchester	31924 Via Santa Elena	3799	\$135.00	5	5.25	3/29/2018	\$ 515,000.00	7405	0.17	480-270-006
Winchester	36591 Sauterne St	1702	\$202.00	3	2	3/30/2018	\$ 345,000.00	6969	0.16	963-242-006

Total Sales:	40
Average Sales Price:	\$440,452.50
Average Square Feet:	2481