

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31553 Meadow Ln	3340	\$ 129.00	5	3	10/1/2018	\$ 433,000.00	7405	0.17	480-050-007
Winchester	32254 Orange Blossom Dr	2334	\$ 194.00	4	2.5	10/2/2018	\$ 453,500.00	7405	0.17	476-142-009
Winchester	32504 Shadyview St	3363	\$ 169.00	5	3.25	10/4/2018	\$ 570,000.00	7840	0.18	476-120-001
Winchester	31676 Loire Dr	1488	\$ 252.00	3	2	10/5/2018	\$ 375,000.00	7840	0.18	480-401-026
Winchester	33381 Big Range Dr	2216	\$ 163.00	4	2.75	10/9/2018	\$ 362,000.00	11325	0.26	458-371-006
Winchester	36359 Tahoe St	1854	\$ 204.00	3	2	10/9/2018	\$ 379,000.00	12196	0.28	963-351-032
Winchester	33060 Cattle Dr	1897	\$ 183.00	3	1.75	10/10/2018	\$ 349,000.00	7840	0.18	458-362-008
Winchester	31508 Hamburg Cir	1685	\$ 204.00	3	2	10/10/2018	\$ 345,000.00	7405	0.17	963-132-026
Winchester	33275 Fowler Dr	1870	\$ 262.00	3	2	10/10/2018	\$ 490,000.00	111513	2.56	472-080-002
Winchester	32572 Galleano Ave	3051	\$ 219.00	3	3	10/10/2018	\$ 670,000.00	93654	2.15	964-020-013
Winchester	36691 Sauterne St	1951	\$ 203.00	4	2	10/11/2018	\$ 397,000.00	6969	0.16	963-242-015
Winchester	31285 Cookie Rd	2320	\$ 174.00	3	2.5	10/12/2018	\$ 405,000.00	7405	0.17	480-530-047
Winchester	36320 Breitner Way	2090	\$ 186.00	4	2.5	10/16/2018	\$ 390,000.00	7405	0.17	963-142-020
Winchester	32205 Kale Ln	1690	\$ 227.00	2	2	10/18/2018	\$ 385,000.00	13503	0.31	476-040-001
Winchester	32655 Flight Way	3248	\$ 221.00	3	2.5	10/18/2018	\$ 720,000.00	446054	10.24	466-230-048
Winchester	32025 Keller Rd	1488	\$ 386.00	2	1.75	10/18/2018	\$ 575,500.00	101059	2.32	476-010-001
Winchester	33810 Milan Rd	2036	\$ 272.00	3	2.25	10/19/2018	\$ 555,000.00	217800	5	465-290-017
Winchester	33152 Rustlers Rd	2315	\$ 159.00	4	1.75	10/19/2018	\$ 370,000.00	10018	0.23	458-350-016
Winchester	36710 Sauterne St	1723	\$ 226.00	4	2	10/19/2018	\$ 390,000.00	6969	0.16	963-241-002
Winchester	34400 Grigg Ln	1575	\$ 255.00	3	2	10/22/2018	\$ 403,000.00	408592	9.38	472-190-003
Winchester	32272 Safflower St	2077	\$ 194.00	3	2	10/22/2018	\$ 405,000.00	7840	0.18	476-052-001
Winchester	31985 Via Del Paso	3456	\$ 131.00	4	5.25	10/23/2018	\$ 453,500.00	9583	0.22	480-270-003
Winchester	36409 Moser Rd	4020	\$ 129.00	5	4	10/23/2018	\$ 520,000.00	8712	0.2	964-514-005
Winchester	31376 Tulette Ln	2420	\$ 174.00	4	2.75	10/23/2018	\$ 422,000.00	8276	0.19	480-340-008
Winchester	32692 Safflower St	3887	\$ 132.00	5	5.25	10/23/2018	\$ 515,000.00	16988	0.39	476-080-006
Winchester	31261 Spice Bush Cir	2821	\$ 164.00	3	2	10/24/2018	\$ 465,000.00	7405	0.17	480-820-006
Winchester	32990 9Th St	1860	\$ 173.00	4	3	10/24/2018	\$ 322,000.00	24829	0.57	462-130-022
Winchester	31370 Janelle Ln	2862	\$ 152.00	5	3	10/24/2018	\$ 437,000.00	6969	0.16	480-241-035
Winchester	35614 Francis Cir	2191	\$ 190.00	3	2.5	10/25/2018	\$ 417,000.00	6534	0.15	480-301-006
Winchester	31737 Pompei Ln	1999	\$ 184.00	3	2.5	10/25/2018	\$ 368,000.00	6098	0.14	963-360-011



Winchester

Sales Comparables - October 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36133 Arras Dr	2480	\$ 153.00	4	2.5	10/26/2018	\$ 380,000.00	7405	0.17	963-281-007
Winchester	35212 Golden Poppy Ct	2784	\$ 140.00	5	3	10/26/2018	\$ 390,000.00	9147	0.21	476-193-017
Winchester	36396 White Ridge Rd	2904	\$ 141.00	4	3	10/29/2018	\$ 412,000.00	7840	0.18	964-472-004
Winchester	33185 Wesley St	960	\$ 239.00	2	2	10/29/2018	\$ 230,000.00	7405	0.17	463-117-030
Winchester	34689 Portarosa St	2821	\$ 177.00	3	2	10/29/2018	\$ 500,000.00	9147	0.21	480-765-015
Winchester	32780 Presidio Hills Ln	3120	\$ 169.00	4	2.5	10/30/2018	\$ 530,000.00	8276	0.19	476-352-006
Winchester	36664 Chantecler Rd	2320	\$ 185.00	4	2	10/30/2018	\$ 430,000.00	12632	0.29	964-212-011
Winchester	34957 Ryanside Ct	2789	\$ 150.00	3	2.5	10/30/2018	\$ 419,000.00	10890	0.25	480-542-010
Winchester	35051 Via Santa Catalina	2081	\$ 180.00	4	2.5	10/30/2018	\$ 375,000.00	7840	0.18	480-250-003
Winchester	35615 Denver Cir	2202	\$ 186.00	3	2.5	10/31/2018	\$ 410,000.00	5227	0.12	480-301-037
Winchester	32592 Quiet Trail Dr	3228	\$ 146.00	5	4	10/31/2018	\$ 474,000.00	7405	0.17	476-122-019

Total Sales:	41
Average Sales Price:	\$436,378.05
Average Square Feet:	2410