



# Winchester

## Sales Comparables - November 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	36052 Breman Ct	1715	\$ 225.00	3	2	11/1/2018	\$ 387,000.00	6970	0.16	963-162-007
Winchester	35096 Lantern Light Dr	3687	\$ 130.00	5	4.25	11/2/2018	\$ 480,000.00	9583	0.22	476-120-025
Winchester	31970 Sage Ct	2995	\$ 153.00	3	2.75	11/5/2018	\$ 459,000.00	7840	0.18	480-330-056
Winchester	32263 Rosemary St	2000	\$ 186.00	3	2	11/6/2018	\$ 372,500.00	8276	0.19	476-172-013
Winchester	32170 Orange Blossom Dr	2500	\$ 166.00	4	2.75	11/6/2018	\$ 416,000.00	6969	0.16	476-141-002
Winchester	32349 Old Grove Ct	2560	\$ 177.00	4	2.5	11/8/2018	\$ 455,500.00	8276	0.19	476-150-017
Winchester	34757 Sweet Bells Dr	2117	\$ 200.00	3	2	11/13/2018	\$ 425,000.00	7840	0.18	480-821-001
Winchester	36903 Red Oak St	1727	\$ 214.00	3	1.75	11/13/2018	\$ 370,000.00	7405	0.17	963-190-020
Winchester	34972 Old Vine Rd	2320	\$ 193.00	3	2.5	11/13/2018	\$ 450,000.00	12196	0.28	480-530-018
Winchester	35106 Slater Ave	3689	\$ 139.00	5	2.75	11/13/2018	\$ 515,000.00	8276	0.19	480-180-014
Winchester	35587 Cloche Dr	2592	\$ 160.00	3	2.5	11/14/2018	\$ 416,000.00	6098	0.14	480-311-001
Winchester	31754 Mccartney Dr	2784	\$ 147.00	4	3.5	11/14/2018	\$ 412,000.00	6969	0.16	480-312-020
Winchester	36118 Joltaire Way	2122	\$ 167.00	3	2	11/14/2018	\$ 355,000.00	5662	0.13	963-300-024
Winchester	36121 Arras Dr	3141	\$ 150.00	4	2.5	11/16/2018	\$ 472,500.00	6969	0.16	963-281-006
Winchester	31914 Via Del Paso	3799	\$ 118.00	5	5.25	11/16/2018	\$ 450,000.00	7405	0.17	480-282-013
Winchester	32565 Safflower St	3887	\$ 115.00	5	5.25	11/16/2018	\$ 450,000.00	8712	0.2	476-075-007
Winchester	36401 Capri Dr	1999	\$ 189.00	3	2.5	11/19/2018	\$ 378,000.00	5227	0.12	963-352-010
Winchester	35445 Corte Los Robles	2610	\$ 168.00	4	2.5	11/19/2018	\$ 440,000.00	9147	0.21	480-281-013
Winchester	31992 Via Del Paso	2822	\$ 159.00	4	3.5	11/19/2018	\$ 450,000.00	8712	0.2	480-271-003
Winchester	32196 Blue Bell Ln	2904	\$ 153.00	4	3	11/19/2018	\$ 445,000.00	7405	0.17	964-481-002
Winchester	32624 Presidio Hills Ln	3213	\$ 141.00	5	2.75	11/20/2018	\$ 455,000.00	9147	0.21	476-131-001
Winchester	35225 Lantern Light Dr	3213	\$ 140.00	5	2.75	11/21/2018	\$ 450,000.00	8712	0.2	476-160-009
Winchester	36568 Chantecler Rd	1819	\$ 241.00	3	2	11/26/2018	\$ 440,000.00	13068	0.3	964-201-008
Winchester	35049 Barkwood Ct	3108	\$ 152.00	5	4	11/28/2018	\$ 475,000.00	7840	0.18	476-100-040
Winchester	35850 Foxen Dr	3549	\$ 147.00	5	3.5	11/29/2018	\$ 523,000.00	8712	0.2	476-422-003
Winchester	35334 Marabella Ct					11/30/2018	\$ 410,000.00			480-623-067
Winchester	32337 Duclair Rd	2563	\$ 196.00	2	2	11/30/2018	\$ 504,500.00	9147	0.21	964-220-021
Winchester	36956 Red Oak St	1727	\$ 220.00	3	1.75	11/30/2018	\$ 380,000.00	6969	0.16	963-192-008



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<b>Total Sales:</b>	28
<b>Average Sales Price:</b>	\$437,000.00
<b>Average Square Feet:</b>	2710