



Winchester

Sales Comparables - December 2018

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	31090 Florence Ct	2064	\$ 201.00	3	2	12/3/2018	\$ 415,000.00	6969	0.16	963-221-043
Winchester	31529 Maka Cir	3258	\$ 144.00	5	2.5	12/5/2018	\$ 469,500.00	9583	0.22	480-630-031
Winchester	35083 Waimea Way	2789	\$ 150.00	5	2.5	12/5/2018	\$ 420,000.00	6969	0.16	480-470-006
Winchester	34574 Shallot Dr	2913	\$ 145.00	5	3	12/7/2018	\$ 425,000.00	6098	0.14	476-061-034
Winchester	31382 Janelle Ln	2128	\$ 192.00	3	2	12/7/2018	\$ 410,000.00	6969	0.16	480-241-034
Winchester	26865 Durango Ct	2216	\$ 160.00	4	2.75	12/11/2018	\$ 355,000.00	8276	0.19	458-340-024
Winchester	31599 Isle Ct	1866	\$ 203.00	4	2	12/11/2018	\$ 380,000.00	7840	0.18	963-241-036
Winchester	33124 Haddock St	984	\$ 274.00	2	1.75	12/12/2018	\$ 270,000.00	12632	0.29	463-158-009
Winchester	31450 Tejay Ave	1623	\$ 308.00	3	2	12/14/2018	\$ 500,000.00	91475	2.1	472-090-011
Winchester	32255 Spun Cotton Dr	2290	\$ 181.00	3	3	12/17/2018	\$ 415,000.00	7840	0.18	964-470-003
Winchester	32715 Safflower St	3430	\$ 130.00	5	4.25	12/17/2018	\$ 448,000.00	6969	0.16	476-082-005
Winchester	35916 Burgundy Ct	2746	\$ 154.00	4	3	12/17/2018	\$ 425,000.00	7405	0.17	476-310-016
Winchester	35242 Orchid Dr	2784	\$ 129.00	5	3	12/20/2018	\$ 360,000.00	11325	0.26	476-183-034
Winchester	37630 Green Knolls Rd	1664	\$ 273.00	3	2.5	12/20/2018	\$ 455,000.00	216928	4.98	964-110-028
Winchester	31715 Palo Verde Ct	1977	\$ 187.00	3	3	12/20/2018	\$ 370,000.00	6969	0.16	963-181-021
Winchester	31635 Leather Wood Dr	2835	\$ 158.00	4	3	12/20/2018	\$ 448,000.00	8276	0.19	480-051-007
Winchester	35069 Allium Ln	2180	\$ 167.00	3	2.5	12/20/2018	\$ 365,000.00	6534	0.15	476-171-006
Winchester	34143 Goldeneye Dr	4164	\$ 144.00	5	3.5	12/20/2018	\$ 600,000.00	11325	0.26	476-422-007
Winchester	34875 Kooden Rd	2320	\$ 183.00	3	2.5	12/21/2018	\$ 425,000.00	7405	0.17	480-542-031
Winchester	32936 Shephard Ct	2604	\$ 163.00	4	2.5	12/26/2018	\$ 425,000.00	9147	0.21	476-340-010
Winchester	35451 Date Palm St	2128	\$ 173.00	3	2	12/27/2018	\$ 370,000.00	7405	0.17	480-241-013
Winchester	31712 Flowering Plum Ct	1443	\$ 275.00	3	1.75	12/28/2018	\$ 397,000.00	7405	0.17	963-181-032
Winchester	36423 Rotterdam St	1491	\$ 251.00	3	2	12/28/2018	\$ 375,000.00	6969	0.16	963-122-003
Winchester	31105 Florence Ct	2644	\$ 160.00	4	2.75	12/28/2018	\$ 425,000.00	6098	0.14	963-221-018
Winchester	31812 Corte Los Feliz	2610	\$ 183.00	4	2.5	12/31/2018	\$ 480,000.00	9147	0.21	480-551-010



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Total Sales:	25
Average Sales Price:	\$417,100.00
Average Square Feet:	2366