

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32544 Armoise Dr	2408	\$ 173.00	2	2	6/5/2019	\$ 417,500.00	8276	0.19	964-352-017
Winchester	26791 Calico Ct	2315	\$ 172.00	4	1.75	6/20/2019	\$ 400,000.00	20037	0.46	458-340-042
Winchester	35653 Chantilly Ct	3105	\$ 144.00	5	3	6/20/2019	\$ 450,000.00	8276	0.19	476-430-048
Winchester	31920 Corte De Pinos	3056	\$ 165.00	5	3.75	6/17/2019	\$ 507,000.00	10018	0.23	480-261-024
Winchester	32588 Cullen Ct	2731	\$ 177.00	5	3	6/11/2019	\$ 484,000.00	8276	0.19	964-343-033
Winchester	32234 Daisy Dr	3277	\$ 158.00	5	3.25	6/21/2019	\$ 520,000.00	7840	0.18	476-222-005
Winchester	31549 Fox Grape Dr	3824	\$ 138.00	6	3	6/25/2019	\$ 530,000.00	7840	0.18	480-054-002
Winchester	35632 Glacier Cir	2660	\$ 176.00	4	3	6/3/2019	\$ 470,500.00	8712	0.2	476-281-025
Winchester	35275 Golden Poppy Ct	2596	\$ 186.00	3	2.5	6/25/2019	\$ 485,000.00	13939	0.32	476-183-019
Winchester	36240 Hague St	1322	\$ 280.00	3	2	6/10/2019	\$ 371,000.00	7405	0.17	963-171-005
Winchester	31382 Jan Steen Ct	1488	\$ 247.00	3	2	6/26/2019	\$ 368,000.00	7405	0.17	480-356-010
Winchester	36339 Joltaire Way	2593	\$ 165.00	4	3	6/11/2019	\$ 429,000.00	5662	0.13	963-312-013
Winchester	36026 Kiel Ct	2366	\$ 177.00	3	2.5	6/5/2019	\$ 419,000.00	5227	0.12	963-231-010
Winchester	32776 Lambeth St	3440	\$ 145.00	5	4	6/17/2019	\$ 500,000.00	10018	0.23	476-332-002
Winchester	34939 Lava Tree Ln	3258	\$ 142.00	5	2.5	6/24/2019	\$ 465,000.00	6969	0.16	480-630-024
Winchester	28920 Leon Rd	1786	\$ 218.00	3	1.75	6/11/2019	\$ 390,000.00	39204	0.9	462-030-062
Winchester	31483 Mccartney Dr	2026	\$ 199.00	3	2.5	6/26/2019	\$ 405,000.00	5227	0.12	480-300-007
Winchester	36854 Montfleury Ln	2890	\$ 181.00	2	2	6/14/2019	\$ 525,000.00	9583	0.22	964-232-010
Winchester	35094 Painted Rock St	2560	\$ 166.00	4	2.5	6/14/2019	\$ 425,000.00	7840	0.18	476-110-014
Winchester	32305 Pamilla St	2560	\$ 195.00	4	2.5	6/28/2019	\$ 501,500.00	8276	0.19	476-150-031
Winchester	36911 Pebley Ct	2733	\$ 226.00	3	3	6/13/2019	\$ 620,000.00	17424	0.4	964-330-025
Winchester	32229 Perigord Rd	2731	\$ 186.00	5	3	6/14/2019	\$ 509,000.00	8276	0.19	964-322-013
Winchester	32265 Poinsettia Ct	2740	\$ 186.00	4	2.75	6/17/2019	\$ 510,000.00	7840	0.18	476-202-009
Winchester	36785 Pomerol Loop	2069	\$ 198.00	4	2	6/21/2019	\$ 410,000.00	7405	0.17	963-271-017
Winchester	36976 Rancho Kiel Rd	1977	\$ 225.00	4	2	6/4/2019	\$ 445,000.00	8276	0.19	964-320-002
Winchester	36675 Sauterne St	1720	\$ 229.00	3	2	6/12/2019	\$ 395,000.00	7405	0.17	963-242-013
Winchester	31880 Silk Vine Dr	3824	\$ 129.00	6	3	6/28/2019	\$ 494,000.00	7840	0.18	480-070-009
Winchester	34708 Silky Dogwood Dr	2117	\$ 181.00	3	2	6/5/2019	\$ 385,000.00	7405	0.17	480-750-019
Winchester	32191 Spun Cotton Dr	2904	\$ 180.00	4	3	6/7/2019	\$ 523,000.00	9147	0.21	964-470-007
Winchester	31469 Tulette Ln	3267	\$ 146.00	4	3	6/27/2019	\$ 480,000.00	7405	0.17	480-343-003



**Winchester**  
Sales Comparables - June 2019

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	28030 Washington Ave	1898	\$ 176.00	3	1.75	6/19/2019	\$ 335,000.00	67953	1.56	463-021-001
Winchester	32564 Watermelon Dr	2515	\$ 190.00	4	3	6/12/2019	\$ 479,000.00	7840	0.18	964-501-011
Winchester	34483 Woodshire Dr	2701	\$ 177.00	4	3	6/26/2019	\$ 479,000.00	8276	0.19	476-320-001
Winchester	34653 Yarrow Ct	2024	\$ 207.00	3	2.5	6/26/2019	\$ 420,000.00	6534	0.15	476-041-029

<b>Total Sales:</b>	34
<b>Average Sales Price:</b>	\$457,250.00
<b>Average Square Feet:</b>	2573