

City	Address	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32620 Ashford Ln	2974	\$453.00	4	3	12/1/2023	\$ 1,350,000.00	396396	9.1	466-250-014
Winchester	35934 Avignon Ct	3267	\$224.00	4	3	12/20/2023	\$ 735,000.00	7840	0.18	480-381-026
Winchester	31558 Baez Cir	2026	\$308.00	3	2.5	12/13/2023	\$ 625,000.00	6098	0.14	480-321-015
Winchester	32053 Bunkhouse Rd	1609	\$344.00	3	2.25	12/15/2023	\$ 555,000.00	6098	0.14	461-311-014
Winchester	30430 Concord Coach Ct	2042	\$291.00	3	1.75	12/26/2023	\$ 595,000.00	9165	0.21	461-540-029
Winchester	36364 Flare Dr	1677	\$333.00	3	2.25	12/19/2023	\$ 559,000.00	2892	0.07	963-501-012
Winchester	31670 Fox Grape Dr	3824	\$222.00	6	3	12/8/2023	\$ 850,000.00	10018	0.23	480-060-022
Winchester	31748 Gimbal Way					12/29/2023	\$ 625,500.00	3062	0.07	963-500-049
Winchester	31760 Gimbal Way					12/28/2023	\$ 551,500.00	2779	0.06	963-500-050
Winchester	30749 Hawkscrest Dr	2428	\$259.00	4	3	12/19/2023	\$ 630,000.00	9043	0.21	461-572-004
Winchester	31282 Kestrel Way	3349	\$186.00	3	3.25	12/5/2023	\$ 625,000.00	7405	0.17	480-180-003
Winchester	31542 Koa Ct	3258	\$205.00	5	2.5	12/13/2023	\$ 670,000.00	7405	0.17	480-630-015
Winchester	31584 Koa Ct	3258	\$190.00	5	2.5	12/13/2023	\$ 622,000.00	7405	0.17	480-630-012
Winchester	35571 Laurel Tree Ct	2998	\$300.00	5	2.75	12/29/2023	\$ 900,000.00	9583	0.22	476-400-010
Winchester	36108 Leeds St	2064	\$276.00	3	2	12/29/2023	\$ 570,000.00	5662	0.13	963-231-002
Winchester	35919 Nord Ct	1723	\$322.00	4	2	12/20/2023	\$ 555,000.00	6969	0.16	480-433-030
Winchester	32739 Presidio Hills Ln	3980	\$238.00	6	4	12/12/2023	\$ 950,000.00	14810	0.34	476-130-022
Winchester	32662 Quiet Trail Dr	3363	\$230.00	5	3.25	12/26/2023	\$ 775,000.00	7840	0.18	476-132-003
Winchester	36335 Rhine Ct	1925	\$246.00	4	2	12/12/2023	\$ 475,000.00	7405	0.17	963-142-014
Winchester	34278 Solstice St	2239	\$267.00	4	3	12/18/2023	\$ 600,000.00	4791	0.11	476-530-003
Winchester	35219 Tavel St	3337	\$236.00	5	4	12/18/2023	\$ 790,000.00	8276	0.19	476-512-001
Winchester	36332 Trona Way					12/29/2023	\$ 533,500.00	2800	0.06	963-501-055



## Winchester

Sales Comparables - December 2023

<b>Total Sales:</b>	22
<b>Average Sales Price:</b>	\$688,250.00
<b>Average Square Feet:</b>	2702