



# Winchester

Sales Comparables - February 2017

City	Address	First	Last	Sq Ft	Cost Per Sq Ft	Bed	Bath	Sale Date	Sales Price	Lot Sq Ft	Lot Ac	APN
Winchester	32184 Beaulieu Rd	Matthew	Carson	1819	\$ 206.00	3	2	2/2/2017	\$ 375,000.00	7405	0.17	964-213-003
Winchester	36517 Beech St	Katie	Clayburn	2148	\$ 171.00	4	2	2/2/2017	\$ 368,000.00	7405	0.17	963-180-002
Winchester	31652 Flowering Plum Ct	Jeffrey	Herr	1727	\$ 196.00	3	1	2/6/2017	\$ 340,000.00	7405	0.17	963-181-027
Winchester	32524 Olea Rd	Benjamin	Matta	3157	\$ 125.00	4	2	2/8/2017	\$ 395,000.00	7405	0.17	476-075-014
Winchester	35174 Begonia Ln	Michael	Keene	2784	\$ 139.00	5	3	2/9/2017	\$ 389,000.00	7840	0.18	476-183-002
Winchester	35662 Date Palm St	John	Bulaoro	2821	\$ 136.00	3	3	2/9/2017	\$ 385,000.00	9147	0.21	480-220-013
Winchester	35574 Denver Cir	Trent	Pyne	2589	\$ 140.00	3	2	2/10/2017	\$ 365,000.00	5227	0.12	480-301-041
Winchester	36137 Forest St	Andrea	Chamberlain	1921	\$ 180.00	4	2	2/10/2017	\$ 346,000.00	7405	0.17	963-160-019
Winchester	31147 Kestrel Way	Stephanie	Maldonado	3349	\$ 123.00	3	2	2/15/2017	\$ 412,000.00	7405	0.17	480-193-007
Winchester	34707 Chinaberry Dr	Neil	Colica	2701	\$ 142.00	4	3	2/17/2017	\$ 385,000.00	5227	0.12	476-061-015
Winchester	36573 Clemenceau Dr	Mark	Postin	1819	\$ 178.00	3	2	2/23/2017	\$ 325,000.00	7840	0.18	964-342-005
Winchester	36389 Flower Basket Rd	Gale	Mears Paulson	3362	\$ 123.00	4	2	2/24/2017	\$ 415,000.00	7405	0.17	964-490-004
Winchester	31202 Jan Steen Ct	Heather	Jimov	1838	\$ 100.00	4	2	2/24/2017	\$ 184,000.00	10890	0.25	480-362-014
Winchester	31620 Haute Ct	Michael	Anderson	1322	\$ 234.00	3	2	2/27/2017	\$ 310,000.00	7840	0.18	480-411-056
Winchester	34879 Old Vine Rd	Ania	Menendez	3258	\$ 115.00	4	2	2/27/2017	\$ 375,000.00	7840	0.18	480-530-026
Winchester	36227 Tahoe St	Gilberto	Cardenas	2122	\$ 162.00	3	2	2/28/2017	\$ 345,000.00	5662	0.13	963-310-008

<b>Total Sales:</b>	16
<b>Average Sales Price:</b>	\$357,125.00
<b>Average Square Feet:</b>	2421