

**Maurice Samra**

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### McCormick Ranch Sold Homes - December 2014

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5168788	12/1/2014	Cuernavaca Segundo	1979	3877	\$1,199,000	\$309	\$1,195,000	\$308	65
2	5174073	12/1/2014	Corriente Condominiums	2014	1343	\$350,500	\$261	\$350,500	\$261	0
3	5185909	12/1/2014	Island at McCormick Ranch	1983	3420	\$864,000	\$253	\$844,000	\$247	18
4	5185812	12/1/2014	Camello Vista	1974	1364	\$289,000	\$212	\$243,000	\$178	34
5	5174821	12/2/2014	Arroyo Verde	1979	1256	\$257,500	\$205	\$255,000	\$203	70
6	5169700	12/2/2014	Monaco South Condos	1975	904	\$169,900	\$188	\$156,950	\$174	33
7	5186839	12/2/2014	Heritage Village	1983	1930	\$429,900	\$223	\$415,000	\$215	48
8	5190510	12/2/2014	Spanish Oaks	1979	1835	\$345,000	\$188	\$340,000	\$185	5
9	5119114	12/3/2014	Corriente Condominiums	2013	1343	\$354,500	\$264	\$360,000	\$268	7
10	5134291	12/3/2014	Briarwood Reammended	1973	1913	\$265,000	\$139	\$245,000	\$128	168
11	5195883	12/3/2014	Sands McCormick	1982	1667	\$395,000	\$237	\$390,000	\$234	4
12	5158310	12/4/2014	Paseo Village	1976	1847	\$423,900	\$230	\$425,000	\$230	68
13	5179918	12/4/2014	Hallcraft Villas	1974	1053	\$164,900	\$157	\$158,500	\$151	66
14	5094910	12/5/2014	Corriente Condominiums	2014	1547	\$452,500	\$293	\$457,500	\$296	246
15	5102038	12/5/2014	McCormick Ranch	1979	3124	\$595,000	\$190	\$565,000	\$181	273
16	5175190	12/5/2014	Villa de Vallarta	1984	1116	\$180,000	\$161	\$172,500	\$155	77
17	5180920	12/5/2014	Santa Fe I	1978	1890	\$338,750	\$179	\$330,000	\$175	4
18	5185553	12/5/2014	Las Palomas	1986	2734	\$830,000	\$304	\$830,000	\$304	27
19	5198144	12/5/2014	Spanish Oaks	1979	1500	\$365,000	\$243	\$363,275	\$242	18
20	5200876	12/5/2014	Casabella Condominiums	1990	819	\$155,000	\$189	\$150,000	\$183	10
21	5150701	12/7/2014	Paradise View Villas	2004	1093	\$214,500	\$196	\$208,500	\$191	44
22	5159479	12/9/2014	Belcara at McCormick Ranch	1979	780	\$103,500	\$133	\$85,000	\$109	112
23	5176057	12/9/2014	Traviata	2004	906	\$190,000	\$210	\$185,000	\$204	60
24	5143721	12/10/2014	Palo Viento 2	1978	2976	\$724,000	\$243	\$668,425	\$225	120
25	5170433	12/10/2014	Sands McCormick Ranch	1977	2083	\$350,000	\$168	\$345,000	\$166	91
26	5175161	12/11/2014	Briarwood	1976	3215	\$268,500	\$84	\$263,500	\$82	31
27	5195852	12/12/2014	Sandpiper	1973	2409	\$395,000	\$164	\$395,000	\$164	15
28	5171694	12/17/2014	Paseo Village	1974	2400	\$510,000	\$213	\$505,000	\$210	94
29	5183591	12/17/2014	McCormick Ranch	1979	2500	\$619,000	\$248	\$605,000	\$242	33
30	5195566	12/17/2014	Palm Cove	1994	1426	\$450,000	\$316	\$425,000	\$298	23
31	5201064	12/18/2014	Cabrillo Square	1986	1601	\$325,000	\$203	\$320,000	\$200	18
32	5191262	12/18/2014	Hallcraft Villas	1974	1053	\$155,000	\$147	\$154,000	\$146	31
33	5201332	12/18/2014	Santa Fe	1979	1812	\$349,000	\$193	\$340,000	\$188	43
34	5111650	12/19/2014	Heritage Village	1984	1938	\$300,000	\$155	\$298,000	\$154	217
35	5123058	12/19/2014	Las Palomas	1987	3926	\$799,990	\$204	\$750,000	\$191	181
36	5165766	12/19/2014	Belcara at McCormick Ranch	1979	1073	\$142,500	\$133	\$147,500	\$137	112

37	5170775	12/19/2014	Monaco Condominiums	1975	904	\$139,900	\$155	\$132,000	\$146	102
38	5193861	12/19/2014	McCormick Ranch	1977	1786	\$499,995	\$280	\$490,000	\$274	13
39	5166174	12/22/2014	Pleasant Run	1979	1888	\$335,000	\$177	\$316,000	\$167	111
40	5120319	12/23/2014	Country Horizons	1986	2859	\$549,900	\$192	\$515,000	\$180	221
41	5122895	12/23/2014	Camelview Greens	1985	1640	\$300,000	\$183	\$292,000	\$178	175
42	5175766	12/23/2014	McCormick Ranch	1979	1930	\$425,000	\$220	\$412,000	\$213	55
43	5206201	12/23/2014	Villa de Vallarta	1980	1000	\$149,900	\$150	\$145,000	\$145	5
44	4999584	12/24/2014	Santa Fe I	1978	2046	\$374,500	\$183	\$365,000	\$178	455
45	5205110	12/24/2014	El Paseo	1983	1846	\$369,000	\$200	\$359,000	\$194	17
46	5205099	12/24/2014	Camello Vista	1974	1238	\$269,000	\$217	\$265,000	\$214	11
47	5040853	12/29/2014	Scottsdale Park Villas	1974	1479	\$285,000	\$193	\$285,000	\$193	348
48	5203558	12/29/2014	McCormick Ranch	1974	2000	\$449,000	\$225	\$450,000	\$225	6
49	5140116	12/30/2014	Spanish Oaks	1979	1487	\$364,900	\$245	\$358,000	\$241	153
50	5116769	12/31/2014	Corriente Condominiums	2013	1048	\$248,500	\$237	\$248,500	\$237	11
51	5175546	12/31/2014	Heritage Village	1984	2142	\$339,900	\$159	\$327,000	\$153	81
52	5194174	12/31/2014	Los Tesoros	1983	2139	\$545,000	\$255	\$535,000	\$250	55
53	5195417	12/31/2014	Villa La Playa	1978	2360	\$420,000	\$178	\$410,000	\$174	29

#### OVERVIEW

Sales Month / Year	December 2014
Homes Closed:	53
Average List Price (\$/SF):	\$205.28
Average Sale Price (\$/SF):	\$199.74
Average Days on Market:	81

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