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McCormick Ranch Sold Homes - July 2017

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5605731	7/3/2017	Paseo Villas	1974	1479	\$272,500	\$184	\$248,900	\$168	32
2	5612084	7/3/2017	Villa Estados	1981	1171	\$179,900	\$154	\$180,000	\$154	22
3	5612253	7/3/2017	Camelview Greens	1985	1366	\$299,900	\$220	\$298,500	\$219	2
4	5617488	7/3/2017	Pleasant Run	1975	1609	\$290,000	\$180	\$280,000	\$174	0
5	5599702	7/5/2017	Briarwood 2	1975	2453	\$349,000	\$142	\$315,000	\$128	60
6	5568500	7/6/2017	Estados De La Mancha	1979	2820	\$660,000	\$234	\$642,500	\$228	127
7	5426926	7/6/2017	Santo Tomas	1981	5415	\$1,595,000	\$295	\$1,495,000	\$276	442
8	5515378	7/6/2017	Spanish Oaks	1979	1490	\$329,000	\$221	\$300,000	\$201	242
9	5566248	7/6/2017	Casabella Condominiums	1990	819	\$160,000	\$195	\$150,000	\$183	133
10	5604103	7/6/2017	Tierra Del Norte	1979	3153	\$699,900	\$222	\$673,000	\$213	57
11	5606174	7/6/2017	Park Scottsdale	1963	1520	\$365,000	\$240	\$350,000	\$230	26
12	5390423	7/7/2017	Vista Del Lago	1979	4576	\$1,175,000	\$257	\$1,040,000	\$227	516
13	5522981	7/7/2017	Palm Cove	1994	1346	\$312,272	\$232	\$308,000	\$229	134
14	5542381	7/7/2017	Tierra Feliz 3	1979	2903	\$765,000	\$264	\$750,000	\$258	174
15	5556812	7/7/2017	Villa La Playa	1978	1908	\$499,900	\$262	\$495,000	\$259	121
16	5576637	7/7/2017	Camelview Greens	1986	1366	\$330,000	\$242	\$330,000	\$242	112
17	5605187	7/7/2017	Sands Scottsdale	1974	2096	\$399,900	\$191	\$385,000	\$184	16
18	5604355	7/7/2017	Park Scottsdale	1972	1980	\$400,000	\$202	\$375,000	\$189	16
19	5609116	7/7/2017	Belcara at McCormick Ranch	1979	1073	\$194,500	\$181	\$186,500	\$174	35
20	5620112	7/7/2017	Bella Vita	1981	919	\$170,000	\$185	\$170,000	\$185	22
21	5478733	7/10/2017	Heritage Village 1	1979	2654	\$525,000	\$198	\$490,000	\$185	285
22	5538994	7/10/2017	Artesia Condominiums	2009	3047	\$750,000	\$246	\$690,000	\$226	199
23	5566886	7/10/2017	Hallcraft Villas	1974	924	\$182,200	\$197	\$179,000	\$194	112
24	5603136	7/10/2017	Pleasant Run	1975	1549	\$339,000	\$219	\$333,000	\$215	39
25	5608705	7/10/2017	Sands Scottsdale Three	1977	2166	\$468,000	\$216	\$457,500	\$211	52
26	5624133	7/10/2017	Santa Fe II	1979	1812	\$359,500	\$198	\$355,000	\$196	3
27	5094310	7/12/2017	Corriente at McCormick Ranch	2014	1441	\$375,000	\$260	\$360,000	\$250	1182
28	5592862	7/12/2017	Paradise View Villas	2004	1541	\$297,900	\$193	\$275,000	\$178	72
29	5591665	7/12/2017	Sienna Condominiums	1994	1230	\$239,900	\$195	\$230,000	\$187	87
30	5599008	7/12/2017	Camello Vista	1974	1238	\$239,000	\$193	\$235,000	\$190	47
31	5601171	7/12/2017	Sienna Condominiums	1994	1073	\$219,900	\$205	\$216,000	\$201	25
32	5611103	7/12/2017	Carriage Square	1979	2360	\$569,000	\$241	\$569,000	\$241	6
33	5596703	7/13/2017	Belcara at McCormick Ranch	1979	901	\$158,000	\$175	\$156,000	\$173	45
34	5584736	7/13/2017	Santa Fe	1979	1930	\$389,000	\$202	\$366,500	\$190	38
35	5608181	7/13/2017	Villa Antigua	1986	755	\$148,900	\$197	\$146,000	\$193	26
36	5614989	7/13/2017	Continental Villas	1970	1174	\$225,000	\$192	\$222,500	\$190	17
37	5584574	7/14/2017	Laguna San Juan	1973	2084	\$414,000	\$199	\$407,000	\$195	75
38	5597272	7/14/2017	7600 Lincoln	1993	2777	\$1,015,000	\$366	\$995,000	\$358	38

39	5602343	7/14/2017	Chateau De Vie 6	1979	1692	\$279,900	\$165	\$279,000	\$165	22
40	5613299	7/14/2017	Chateau De Vie 2	1969	1656	\$275,000	\$166	\$272,000	\$164	18
41	5620577	7/14/2017	Chateau De Vie 5	1974	1314	\$239,000	\$182	\$236,000	\$180	30
42	5579179	7/17/2017	Inner Circle	1968	2743	\$412,500	\$150	\$405,000	\$148	109
43	5589895	7/17/2017	Park Scottsdale	1963	2388	\$324,900	\$136	\$315,000	\$132	99
44	5601168	7/17/2017	Suggs Rancho Mccormick	1984	2835	\$625,000	\$220	\$595,000	\$210	66
45	5607326	7/17/2017	Briarwood	1977	2343	\$375,000	\$160	\$362,500	\$155	18
46	5609650	7/17/2017	Rancho Antigua	1985	1005	\$214,900	\$214	\$214,000	\$213	3
47	5610314	7/17/2017	Sienna Condominiums	1994	1073	\$219,000	\$204	\$217,000	\$202	4
48	5550511	7/18/2017	Casabella at McCormick Ranch	1979	1934	\$558,000	\$289	\$550,000	\$284	161
49	5567162	7/18/2017	Belcara at Mccormick Ranch	1979	780	\$137,500	\$176	\$134,000	\$172	141
50	5605424	7/18/2017	Mccormick Ranch	1977	1917	\$410,000	\$214	\$395,000	\$206	95
51	5610436	7/18/2017	Del Norte Gardens	1979	1987	\$375,000	\$189	\$355,000	\$179	25
52	5612841	7/18/2017	Park Scottsdale 6	1962	2128	\$575,000	\$270	\$550,000	\$258	23
53	5614367	7/18/2017	Paseo Village	1976	1874	\$464,900	\$248	\$457,500	\$244	22
54	5621259	7/18/2017	Paradise Park Trails	1980	2539	\$679,000	\$267	\$665,000	\$262	32
55	5499685	7/19/2017	Scottsdale In Towne Villas	1979	2155	\$320,000	\$148	\$315,000	\$146	273
56	5567889	7/19/2017	Santa Fe	1979	2046	\$459,000	\$224	\$415,000	\$203	133
57	5572775	7/19/2017	Arroyo Verde	1984	1742	\$379,999	\$218	\$375,000	\$215	95
58	5574643	7/19/2017	Casas Dia Festivo	1981	2727	\$559,000	\$205	\$511,250	\$187	188
59	5611536	7/19/2017	Sands Mccormick Ranch	1994	2049	\$479,900	\$234	\$470,500	\$230	12
60	5616877	7/19/2017	Heritage Village 3	1983	1930	\$459,000	\$238	\$454,900	\$236	8
61	5623878	7/19/2017	Paradise Park Trails	1979	2629	\$665,000	\$253	\$645,000	\$245	28
62	5615256	7/20/2017	Arroyo Verde	1982	1467	\$329,000	\$224	\$329,000	\$224	5
63	5622574	7/20/2017	Paradise Park Trails	1979	2619	\$550,000	\$210	\$500,000	\$191	4
64	5528309	7/21/2017	Schaffner Estates	1960	2300	\$879,000	\$382	\$850,000	\$370	249
65	5563534	7/21/2017	Chateau De Vie 5	1972	1248	\$219,900	\$176	\$218,000	\$175	151
66	5611115	7/21/2017	Camelview Greens	1985	1052	\$279,900	\$266	\$265,000	\$252	48
67	5614687	7/21/2017	Sands Scottsdale	1978	2047	\$519,900	\$254	\$515,000	\$252	14
68	5619673	7/21/2017	Briarwood 6	1984	2626	\$389,000	\$148	\$375,000	\$143	17
69	5637013	7/21/2017	Pleasant Run	1979	1590	\$309,000	\$194	\$311,500	\$196	2
70	5622324	7/21/2017	Casitas Chaparral	1974	1229	\$229,900	\$187	\$226,000	\$184	7
71	5544931	7/24/2017	Casitas Chaparral	1974	1229	\$223,900	\$182	\$220,000	\$179	150
72	5628722	7/24/2017	Monaco South	1975	1044	\$209,500	\$201	\$199,000	\$191	5
73	5524224	7/25/2017	Monterey at Mountain View	1993	2992	\$679,000	\$227	\$650,000	\$217	387
74	5576554	7/25/2017	Sun Canyon	1985	1374	\$285,000	\$207	\$268,000	\$195	77
75	5551469	7/26/2017	Park Scottsdale 8	1966	2148	\$435,000	\$203	\$430,000	\$200	140
76	5565796	7/26/2017	Orange Tree Estates	2005	4422	\$949,900	\$215	\$935,000	\$211	96
77	5608664	7/26/2017	Park Scottsdale	1961	1640	\$419,000	\$255	\$403,000	\$246	2
78	5593820	7/27/2017	Heritage Village	1983	1930	\$428,000	\$222	\$420,000	\$218	101
79	5598463	7/27/2017	Corriente at McCormick Ranch	2008	1509	\$399,900	\$265	\$420,000	\$278	10
80	5607667	7/27/2017	Chateau De Vie 3	1969	1302	\$245,000	\$188	\$240,000	\$184	70
81	5611464	7/27/2017	Spanish Oaks Unit One	1979	1835	\$422,500	\$230	\$410,000	\$223	52
82	5499577	7/28/2017	Colony at Scottsdale	1975	1539	\$274,900	\$179	\$265,000	\$172	281
83	5601151	7/28/2017	Park Scottsdale 5	1963	1560	\$353,000	\$226	\$332,500	\$213	58
84	5608304	7/28/2017	Paseo Villas	1974	1546	\$315,000	\$204	\$310,000	\$201	71
85	5610904	7/28/2017	Suggs Rancho Mccormick	1979	1748	\$404,999	\$232	\$404,000	\$231	64
86	5618263	7/28/2017	Briarwood 4	1979	2598	\$380,000	\$146	\$372,500	\$143	21
87	5622449	7/28/2017	Rancho Antigua	1985	1053	\$216,000	\$205	\$214,000	\$203	28
88	5630680	7/28/2017	Sun Canyon	1985	1342	\$275,500	\$205	\$268,500	\$200	21
89	5568987	7/31/2017	Palo Viento	1976	2949	\$849,000	\$288	\$835,000	\$283	70
90	5573532	7/31/2017	Park Scottsdale	1964	1408	\$229,900	\$163	\$200,000	\$142	112
91	5583777	7/31/2017	Paseo Village	1974	2349	\$495,000	\$211	\$485,000	\$206	78
92	5584066	7/31/2017	Suggs Rancho Mccormick	1979	2500	\$559,500	\$224	\$518,000	\$207	83
93	5603306	7/31/2017	Indian Shadows 1	1969	2145	\$448,000	\$209	\$445,000	\$207	46
94	5614589	7/31/2017	Santa Fe	1979	2295	\$475,000	\$207	\$450,000	\$196	63
95	5612679	7/31/2017	Park Scottsdale 18	1972	1488	\$349,900	\$235	\$332,500	\$223	16

96	5614207	7/31/2017	Sands Scottsdale One	1977	2270	\$479,000	\$211	\$470,000	\$207	58
97	5623237	7/31/2017	Briarwood	1973	1518	\$283,000	\$186	\$280,000	\$184	40

OVERVIEW

Sales Month / Year	July 2017
Homes Closed:	97
Average List Price (\$/SF):	\$213.76
Average Sale Price (\$/SF):	\$207.03
Average Days on Market:	92



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