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McCormick Ranch Sold Homes - February 2014

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	4932971	2/3/2014	McCormick Ranch	1983	3009	\$689,000	\$229	\$666,500	\$222	60
2	4894510	2/6/2014	Palo Viento	1977	3780	\$1,067,000	\$282	\$975,000	\$258	199
3	4933987	2/7/2014	Sandpiper Scottsdale	1973	1752	\$300,000	\$171	\$300,000	\$171	80
4	4955132	2/7/2014	Paseo Village	1976	2108	\$439,000	\$208	\$430,000	\$204	68
5	4958208	2/10/2014	MCCORMICK RANCH	1979	2182	\$379,900	\$174	\$385,001	\$176	21
6	4984105	2/11/2014	CUERNAVACA SEGUNDO	1980	2280	\$499,900	\$219	\$485,000	\$213	189
7	4970630	2/11/2014	Spanish Oaks	1980	1892	\$425,000	\$225	\$415,000	\$219	78
8	4924451	2/11/2014	SANTA FE	1978	1890	\$317,900	\$168	\$290,000	\$153	58
9	4938152	2/12/2014	Casas Dia Festivo	1986	1812	\$360,000	\$199	\$325,000	\$179	53
10	4966026	2/14/2014	McCormick Ranch	1980	2247	\$499,000	\$222	\$474,000	\$211	85
11	4969725	2/14/2014	Santa Fe 1	1978	1812	\$309,900	\$171	\$309,600	\$171	131
12	4933315	2/14/2014	Monaco South Condominiums	1975	1049	\$179,900	\$171	\$177,000	\$169	13
13	4962007	2/14/2014	Sands McCormick	1981	1906	\$409,000	\$215	\$404,000	\$212	13
14	4981305	2/14/2014	PARADISE VIEW VILLAS	2004	1184	\$230,000	\$194	\$220,000	\$186	23
15	4968581	2/18/2014	McCormick Ranch	1985	1785	\$400,000	\$224	\$400,000	\$224	123
16	4869692	2/18/2014	Paradise Park Trails	1980	2405	\$480,000	\$200	\$445,000	\$185	71
17	4984406	2/18/2014	PLEASANT RUN	1980	3313	\$550,000	\$166	\$535,000	\$161	45
18	4970762	2/19/2014	None	1997	2962	\$1,195,000	\$403	\$900,000	\$304	383
19	4827177	2/19/2014	Villa De Vallarta	1980	1274	\$165,000	\$130	\$162,500	\$128	122
20	4897846	2/19/2014	Paradise Park Trails	1978	2164	\$520,000	\$240	\$505,000	\$233	132
21	4943033	2/19/2014	Paseo Village	1974	2460	\$437,500	\$178	\$430,000	\$175	50
22	4968479	2/19/2014	Los Tesoros	1979	1763	\$365,000	\$207	\$365,000	\$207	1
23	4874453	2/20/2014	CAMELVIEW GREENS	1985	1432	\$349,900	\$244	\$340,000	\$237	23
24	4958440	2/20/2014	Paseo Village	1974	2377	\$449,000	\$189	\$440,000	\$185	32
25	4938030	2/21/2014	Spanish Oaks Unit One	1979	1487	\$290,000	\$195	\$278,500	\$187	153
26	4986308	2/21/2014	Sands Scottsdale Townhomes	1974	2096	\$325,000	\$155	\$317,500	\$151	56
27	4988263	2/21/2014	Sands North Townhouses	1972	1984	\$350,000	\$176	\$322,000	\$162	40
28	4910313	2/21/2014	Heritage Terrace	1982	2782	\$750,000	\$270	\$735,000	\$264	27
29	4980126	2/25/2014	Cuernavaca Segundo	1979	2230	\$699,900	\$314	\$699,900	\$314	90
30	4962517	2/26/2014	Cuernavaca Segundo	1981	4086	\$925,000	\$226	\$900,000	\$220	136
31	4987721	2/26/2014	Del Norte Gardens	1980	2329	\$495,000	\$213	\$445,000	\$191	18
32	4962804	2/27/2014	Sands Scottsdale	1978	2100	\$369,900	\$176	\$364,000	\$173	41
33	4966448	2/28/2014	Mountain View East /Mc Co	1983	2451	\$475,000	\$194	\$475,000	\$194	249
34	4917431	2/28/2014	McCormick Ranch	1983	4383	\$620,000	\$141	\$567,000	\$129	172
35	4945139	2/28/2014	Colony at Scottsdale	1979	1256	\$229,000	\$182	\$225,000	\$179	19

36	4955961	2/28/2014	Sienna Condominiums	1994	1075	\$185,000	\$172	\$172,000	\$160	28
37	4952262	2/28/2014	Hallcraft Villas	1974	924	\$128,900	\$140	\$120,000	\$130	22
38	4952807	2/28/2014	Sun Canyon	1986	1374	\$230,000	\$167	\$225,000	\$164	36
39	4987647	2/28/2014	Hallmark Villas Scottsdale 2	1974	792	\$125,000	\$158	\$115,000	\$145	5
40	4986578	2/28/2014	Villa De Vallarta	1980	1000	\$155,900	\$156	\$147,000	\$147	263

OVERVIEW

Sales Month / Year	February 2014
Homes Closed:	40
Average List Price (\$/SF):	\$201.64
Average Sale Price (\$/SF):	\$192.40
Average Days on Market:	85



All information deemed reliable but not guaranteed. If your home is currently listing with a licensed Arizona real estate agent, this is not intended as a solicitation.

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