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McCormick Ranch Sold Homes - April 2022

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6353643	04/01/22	Casita El Puente	1975	1172	\$499,900	\$427	\$500,000	\$427	4
2	6370220	04/01/22	Paseo Village	1975	2152	\$645,000	\$300	\$645,000	\$300	25
3	6365347	04/01/22	Park Scottsdale	1964	1540	\$750,000	\$487	\$700,000	\$455	7
4	6367030	04/01/22	Arroyo Verde	1981	1925	\$600,000	\$312	\$600,000	\$312	20
5	6352655	04/01/22	Las Colinas	1981	962	\$350,000	\$364	\$315,000	\$327	26
6	6357703	04/01/22	Rancho Antigua	1985	1005	\$329,500	\$328	\$350,000	\$348	1
7	6367240	04/04/22	Arroyo Verde Homes	1979	1256	\$595,000	\$474	\$675,000	\$537	9
8	6343259	04/04/22	Chateau De Vie	1979	1692	\$500,000	\$296	\$475,000	\$281	41
9	6349795	04/04/22	Villa Royale at McCormick Ranch	1996	1121	\$489,900	\$437	\$489,900	\$437	42
10	6359946	04/04/22	Villa Monterey	1967	1262	\$488,000	\$387	\$490,000	\$388	35
11	6339289	04/04/22	Park Scottsdale	1967	2000	\$1,197,300	\$599	\$1,197,300	\$599	48
12	6371047	04/04/22	Heritage Village	1979	1943	\$750,000	\$386	\$779,000	\$401	0
13	6349258	04/05/22	Chateau De Vie	1973	1216	\$415,000	\$341	\$441,000	\$363	24
14	6364368	04/05/22	Hallcraft Villas Scottsdale	1974	924	\$335,000	\$363	\$360,000	\$390	3
15	6350069	04/05/22	Casitas Chaparral	1974	1517	\$439,900	\$290	\$440,000	\$290	0
16	6351047	04/06/22	Park Scottsdale	1970	2250	\$985,000	\$438	\$1,075,000	\$478	9
17	6360682	04/06/22	Chateau De Vie	1974	1314	\$399,900	\$304	\$430,000	\$327	5
18	6353569	04/06/22	McCormick Ranch	1981	2718	\$1,499,000	\$552	\$1,499,000	\$552	34
19	6377969	04/06/22	Villa Royale at McCormick Ranch	1996	1121	\$485,000	\$433	\$495,000	\$442	0
20	6369988	04/06/22	Traviata	2004	1233	\$499,000	\$405	\$523,000	\$424	4
21	6367345	04/06/22	Winfield Place	1975	578	\$219,000	\$379	\$265,000	\$458	29
22	6366578	04/07/22	Continental Villas	1970	1352	\$525,000	\$388	\$525,000	\$388	4
23	6373251	04/07/22	Casa Serena	1992	1706	\$789,900	\$463	\$810,000	\$475	11
24	6367245	04/07/22	Los Abrigados	1995	2210	\$1,150,000	\$520	\$1,104,000	\$500	22
25	6362065	04/07/22	Park Scottsdale	1961	1971	\$1,100,000	\$558	\$1,100,000	\$558	2
26	6366557	04/07/22	Chateau De Vie	1979	1615	\$545,000	\$337	\$532,000	\$329	4
27	6368344	04/08/22	Belcara at McCormick Ranch	1979	1073	\$365,000	\$340	\$407,000	\$379	2
28	6369183	04/08/22	Indian Bend Village	1980	1557	\$925,000	\$594	\$890,000	\$572	10
29	6364254	04/08/22	The Colony at Scottsdale	1975	1117	\$477,900	\$428	\$488,000	\$437	16
30	6362028	04/08/22	Sands North	1972	1984	\$925,000	\$466	\$905,000	\$456	37
31	6365718	04/08/22	Chateau De Vie	1974	1692	\$474,900	\$281	\$506,000	\$299	2
32	6372122	04/08/22	Laguna San Juan	1973	1543	\$579,000	\$375	\$580,000	\$376	6
33	6349737	04/11/22	Casa Serena	1992	1765	\$799,000	\$453	\$850,000	\$482	18
34	6370037	04/11/22	Arroyo Verde	1980	1288	\$510,000	\$396	\$540,000	\$419	25
35	6337927	04/11/22	Corriente	2008	1625	\$719,999	\$443	\$719,999	\$443	70
36	6370422	04/12/22	Las Colinas	1981	962	\$359,000	\$373	\$385,000	\$400	7
37	6375015	04/12/22	Rancho Antigua	1985	812	\$295,000	\$363	\$305,000	\$376	6
38	6356839	04/12/22	Park Scottsdale	1965	2148	\$910,000	\$424	\$1,000,000	\$466	12
39	6378099	04/12/22	Villa Royale at McCormick Ranch	1996	1149	\$410,000	\$357	\$400,000	\$348	1
40	6364347	04/12/22	Corriente	2008	1625	\$700,000	\$431	\$700,000	\$431	24
41	6366956	04/12/22	Villa Estados	1981	1077	\$395,000	\$367	\$435,000	\$404	4
42	6362356	04/12/22	Vista Del Cielo	1980	2081	\$850,000	\$457	\$850,000	\$457	42

43	6382652	04/13/22	Monterey at Mountain View	1993	2992	\$1,500,000	\$501	\$1,518,000	\$507	0
44	6375837	04/14/22	Monterra Scottsdale Residences	1980	960	\$360,000	\$375	\$367,500	\$383	13
45	6359540	04/14/22	Briarwood	1979	2689	\$739,500	\$275	\$729,000	\$271	51
46	6369822	04/14/22	Island at McCormick Ranch	1985	3444	\$1,795,000	\$521	\$2,116,000	\$614	10
47	6362402	04/14/22	Park Scottsdale	1972	1832	\$920,000	\$502	\$1,300,000	\$710	43
48	6353009	04/14/22	Park Scottsdale	1963	1666	\$699,900	\$420	\$705,000	\$423	34
49	6376678	04/15/22	Club Scottsdale	1991	1031	\$379,000	\$368	\$415,000	\$403	0
50	6362943	04/15/22	Sands Scottsdale	1974	2097	\$700,000	\$334	\$800,000	\$381	6
51	6369717	04/15/22	Sunrise Villas	1974	1236	\$539,000	\$436	\$553,000	\$447	29
52	6347936	04/15/22	Walden Place	1981	1496	\$475,000	\$318	\$468,000	\$313	31
53	6369577	04/15/22	La Mariposa Villas	1986	1681	\$765,000	\$455	\$765,000	\$455	29
54	6367167	04/15/22	Camello Vista	1974	1364	\$549,500	\$403	\$605,000	\$444	6
55	6372059	04/15/22	Park Scottsdale	1962	2149	\$675,000	\$314	\$762,000	\$355	29
56	6352146	04/15/22	Corriente	2008	1364	\$565,000	\$414	\$574,000	\$421	69
57	6305622	04/15/22	Casa Del Mar	1980	2235	\$1,450,000	\$649	\$1,450,000	\$649	173
58	6369794	04/15/22	Continental Villas	1970	1746	\$625,000	\$358	\$635,500	\$364	4
59	6377342	04/18/22	Sunrise Villas	1974	1661	\$700,000	\$421	\$700,000	\$421	11
60	6370493	04/18/22	Paradise Park Trails	1979	2014	\$913,000	\$453	\$925,000	\$459	16
61	6373729	04/18/22	McCormick Place South	1975	727	\$315,000	\$433	\$320,000	\$440	8
62	6372398	04/18/22	Las Colinas	1981	664	\$319,000	\$480	\$319,000	\$480	11
63	6366817	04/19/22	Lincoln Gardens	1984	1110	\$329,500	\$297	\$340,000	\$306	5
64	6364232	04/19/22	Park Scottsdale	1970	1839	\$769,000	\$418	\$769,000	\$418	12
65	6356359	04/19/22	Laguna San Juan	1973	2200	\$849,000	\$386	\$835,000	\$380	40
66	6348367	04/19/22	Park Scottsdale	1965	1591	\$789,000	\$496	\$789,000	\$496	69
67	6369569	04/20/22	Sands Scottsdale	1973	2176	\$1,095,000	\$503	\$1,070,000	\$492	34
68	6368655	04/20/22	Walden Place	1981	1266	\$399,900	\$316	\$425,000	\$336	34
69	6359417	04/20/22	Arabian Gardens	1981	2160	\$899,999	\$417	\$870,000	\$403	39
70	6378838	04/20/22	Veritas at McCormick Ranch	2009	2066	\$899,000	\$435	\$899,000	\$435	0
71	6370742	04/20/22	Sienna	1994	1088	\$379,000	\$348	\$395,000	\$363	1
72	6369864	04/20/22	La Buena Vidas	1968	1656	\$525,000	\$317	\$535,000	\$323	9
73	6376127	04/21/22	Sienna	1994	1073	\$393,000	\$366	\$430,000	\$401	4
74	6374150	04/21/22	Rancho Antigua	1985	1331	\$500,000	\$376	\$500,000	\$376	11
75	6365739	04/21/22	Sandpiper Scottsdale	1978	2608	\$1,150,000	\$441	\$1,125,000	\$431	43
76	6373892	04/21/22	Carriage Square	1979	2360	\$1,200,000	\$508	\$1,300,000	\$551	3
77	6364908	04/21/22	Santo Tomas Scottsdale	1978	2080	\$699,000	\$336	\$745,000	\$358	4
78	6367539	04/22/22	Las Colinas	1981	919	\$335,000	\$365	\$355,000	\$386	3
79	6374880	04/22/22	Santo Tomas Scottsdale	1979	2080	\$515,000	\$248	\$540,000	\$260	1
80	6381250	04/22/22	Los Abrigados	1995	1940	\$900,000	\$464	\$900,000	\$464	0
81	6372869	04/22/22	Casabella	1990	1055	\$465,000	\$441	\$470,000	\$445	6
82	6373381	04/22/22	Paradise Park Trails	1980	2919	\$1,299,000	\$445	\$1,370,000	\$469	3
83	6377614	04/22/22	Santa Fe	1979	1890	\$998,000	\$528	\$1,075,000	\$569	3
84	6378453	04/22/22	7600 Lincoln	1993	2620	\$1,725,000	\$658	\$1,600,000	\$611	3
85	6380858	04/25/22	Del Norte Gardens	1980	2329	\$675,000	\$290	\$736,000	\$316	2
86	6382222	04/25/22	Belcara at McCormick Ranch	1979	901	\$280,000	\$311	\$310,000	\$344	14
87	6375205	04/25/22	Indian Bend Ranchos	1969	3429	\$1,400,000	\$408	\$1,529,000	\$446	9
88	6345866	04/25/22	Casa Serena	1982	1896	\$799,999	\$422	\$799,999	\$422	82
89	6367390	04/25/22	Heritage Village	1984	1941	\$675,000	\$348	\$680,000	\$350	32
90	6376627	04/25/22	Villa Royale at McCormick Ranch	1996	1490	\$595,000	\$399	\$680,000	\$456	26
91	6372460	04/25/22	Park Scottsdale	1964	1718	\$819,000	\$477	\$875,000	\$509	1
92	6389088	04/26/22	Topaz by Starpointe	2013	3429	\$2,795,000	\$815	\$2,781,000	\$811	0
93	6377869	04/26/22	Park Scottsdale	1962	2193	\$1,100,000	\$502	\$1,280,000	\$584	4
94	6380329	04/26/22	Paseo Vista	1977	2219	\$1,395,000	\$629	\$1,400,000	\$631	5
95	6377483	04/26/22	Briarwood	1979	2422	\$564,875	\$233	\$614,250	\$254	20
96	6372878	04/26/22	Villa Del Sol Replat	1980	2285	\$995,000	\$435	\$970,000	\$425	7
97	6371396	04/26/22	Artesia	2009	3279	\$1,000,000	\$305	\$1,000,000	\$305	4
98	6377346	04/27/22	Lincoln Gardens	1984	850	\$275,000	\$324	\$292,000	\$344	19
99	6370001	04/27/22	El Paseo	1980	2525	\$932,500	\$369	\$932,500	\$369	37

101	6360827	04/27/22	Camello Vista	1974	1364	\$599,000	\$439	\$605,000	\$444	62
102	6373324	04/27/22	Villa De Vallarta	1980	758	\$255,000	\$336	\$276,000	\$364	2
103	6382824	04/27/22	Walden Place	1987	1258	\$459,900	\$366	\$490,000	\$390	2
104	6359839	04/28/22	Paradise Park Trails	1979	1906	\$925,000	\$485	\$1,118,000	\$587	22
105	6376546	04/28/22	Las Colinas	1981	919	\$369,999	\$403	\$389,000	\$423	1
106	6365648	04/28/22	Villa De Vallarta	1980	758	\$269,900	\$356	\$264,020	\$348	33
107	6380826	04/29/22	Camello Vista	1974	1329	\$579,900	\$436	\$625,000	\$470	3
108	6370599	04/29/22	Villa Royale at McCormick Ranch	1996	1490	\$525,000	\$352	\$512,000	\$344	13
109	6370367	04/29/22	Las Colinas	1981	664	\$319,000	\$480	\$328,000	\$494	4
110	6374351	04/29/22	Chateau De Vie	1973	1426	\$465,000	\$326	\$550,000	\$386	5
111	6365592	04/29/22	McCormick Ranch	1978	1748	\$924,900	\$529	\$950,000	\$543	51
112	6358524	04/29/22	Las Palomas	1980	3030	\$1,260,000	\$416	\$1,200,000	\$396	65
113	6372372	04/29/22	Paradise Park Trails	1978	2987	\$1,950,000	\$653	\$2,050,000	\$686	37
114	6373201	04/29/22	Spanish Oaks	1979	1487	\$715,000	\$481	\$725,000	\$488	29
115	6340458	04/29/22	Sandpiper Scottsdale	1974	1977	\$710,000	\$359	\$680,000	\$344	161
116	6368406	04/29/22	Tierra De Los Reyes	1981	1958	\$650,000	\$332	\$663,000	\$339	0
117	6377121	04/29/22	Indian Bend Village	1982	1410	\$649,000	\$460	\$656,500	\$466	20
118	6381577	04/29/22	Camello Vista	1974	1335	\$569,900	\$427	\$585,000	\$438	3
119	6365705	04/29/22	Pima Inn	1966	1064	\$330,000	\$310	\$330,000	\$310	0
120	5962175	04/30/22	Paradise Valley Farms	2002	6869	\$3,299,000	\$480	\$3,400,000	\$495	299

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	April 2022 Sales
Homes Closed:	120
Average List Price (\$/SF):	\$415.41
Average Sale Price (\$/SF):	\$429.76
Average Days on Market:	23



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