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McCormick Ranch Sold Homes - April 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6508987	04/01/23	Sands Scottsdale	1974	2838	\$1,000,000	\$352	\$900,000	\$317	53
2	6526019	04/03/23	Santa Fe Subdivision	1979	2024	\$875,000	\$432	\$866,000	\$428	30
3	6535998	04/03/23	Meridian on McCormick Ranch	1993	1514	\$738,000	\$487	\$740,000	\$489	10
4	6506325	04/03/23	Paseo Village	1975	1941	\$784,999	\$404	\$780,000	\$402	188
5	6526624	04/03/23	Villa De Vallarta	1984	1116	\$345,000	\$309	\$330,000	\$296	22
6	6533716	04/03/23	Villa Monterey	1968	2002	\$539,900	\$270	\$500,000	\$250	11
7	6523314	04/03/23	Villa Hermosa	1983	2404	\$869,000	\$361	\$820,000	\$341	6
8	6519940	04/05/23	Sands Scottsdale 4	1979	2343	\$1,499,000	\$640	\$1,499,000	\$640	24
9	6518302	04/05/23	Rancho Antigua	1985	1005	\$374,000	\$372	\$355,000	\$353	22
10	6512883	04/05/23	Veritas at McCormick Ranch	2009	1912	\$874,950	\$458	\$850,000	\$445	63
11	6523815	04/05/23	Parkcrest	1967	1549	\$895,000	\$578	\$870,000	\$562	14
12	6522707	04/05/23	Park Scottsdale	1964	1584	\$400,000	\$253	\$350,000	\$221	14
13	6509569	04/06/23	McCormick Ranch	1993	3115	\$1,169,000	\$375	\$999,999	\$321	28
14	6517887	04/06/23	Rancho Antigua	1985	1005	\$375,000	\$373	\$372,000	\$370	58
15	6491178	04/06/23	Briarwood 4	1979	2457	\$900,000	\$366	\$890,000	\$362	145
16	6519238	04/07/23	Scottsdale In Towne Villas	1979	1594	\$519,000	\$326	\$497,000	\$312	56
17	6519864	04/07/23	Briarwood	1973	1518	\$597,000	\$393	\$595,800	\$392	196
18	6504270	04/07/23	Traviata	2004	1472	\$599,000	\$407	\$585,000	\$397	65
19	6516998	04/07/23	Las Palomas	1979	2810	\$880,000	\$313	\$850,000	\$302	11
20	6526370	04/07/23	Paradise Park Trails	1982	3000	\$1,700,000	\$567	\$1,650,000	\$550	38
21	6536292	04/08/23	Park Scottsdale 8	1966	1654	\$550,000	\$333	\$575,000	\$348	0
22	6512763	04/10/23	Villa Estados	1986	1764	\$495,095	\$281	\$490,000	\$278	32
23	6527000	04/10/23	Vista Bonita	1965	5707	\$3,495,000	\$612	\$3,150,000	\$552	21
24	6514671	04/10/23	Laguna San Juan	1973	2100	\$695,000	\$331	\$650,000	\$310	57
25	6493029	04/10/23	Monterra Scottsdale Residences	1980	680	\$237,000	\$349	\$231,000	\$340	116
26	6509265	04/10/23	Parkcrest	1968	1881	\$849,000	\$451	\$809,000	\$430	74
27	6423997	04/11/23	Lincoln Gardens	1984	834	\$275,000	\$330	\$270,000	\$324	258
28	6474884	04/11/23	Park Scottsdale 2	1961	1800	\$924,900	\$514	\$900,000	\$500	181
29	6507606	04/11/23	Park Scottsdale	1961	1780	\$760,000	\$427	\$760,000	\$427	98
30	6528383	04/12/23	Paseo Village	1975	2152	\$785,000	\$365	\$800,000	\$372	37
31	6515650	04/12/23	Sandpiper Scottsdale 4	1980	2608	\$1,575,000	\$604	\$1,550,000	\$594	32
32	6525935	04/12/23	Paradise Park Trails 2	1978	3427	\$2,475,000	\$722	\$2,475,000	\$722	32
33	6504756	04/12/23	Casabella	1990	1076	\$350,000	\$325	\$330,000	\$307	98
34	6521631	04/13/23	Chateau De Vie 5	1972	1464	\$410,000	\$280	\$422,000	\$288	2
35	6449379	04/13/23	Continental Villas	1970	1352	\$414,000	\$306	\$400,000	\$296	193
36	6518259	04/13/23	Rancho Antigua	1985	812	\$298,500	\$368	\$295,000	\$363	50
37	6492640	04/13/23	Sienna	1994	1075	\$360,000	\$335	\$348,000	\$324	128
38	6531516	04/13/23	Mountain View East	1979	3018	\$1,325,000	\$439	\$1,425,000	\$472	22
39	6525918	04/13/23	Santa Fe	1979	1982	\$760,000	\$383	\$751,250	\$379	5
40	6521563	04/14/23	Park Scottsdale	1960	1780	\$599,995	\$337	\$577,500	\$324	50
41	6528239	04/14/23	Hallcraft Villas Scottsdale	1980	976	\$299,900	\$307	\$320,000	\$328	8
42	6528759	04/17/23	Laguna San Juan	1973	1651	\$579,000	\$351	\$552,000	\$334	39

43	6513202	04/17/23	Villa Monterey	1967	2046	\$400,000	\$196	\$400,000	\$196	91
44	6517757	04/17/23	Villa Monterey	1968	1578	\$439,000	\$278	\$435,000	\$276	27
45	6540251	04/18/23	Pleasant Run	1979	1590	\$450,000	\$283	\$460,000	\$289	2
46	6533178	04/18/23	Palo Viento 1	1978	1813	\$1,497,000	\$826	\$1,390,000	\$767	17
47	6521638	04/18/23	Tierra	1982	4200	\$1,895,000	\$451	\$1,887,150	\$449	54
48	6528065	04/19/23	Chateau De Vie	1969	1352	\$439,000	\$325	\$413,000	\$305	45
49	6538022	04/19/23	Heritage Village 3	1983	1930	\$740,000	\$383	\$755,000	\$391	4
50	6536672	04/19/23	Monterra Scottsdale Residences	1980	680	\$229,900	\$338	\$224,500	\$330	32
51	6485153	04/19/23	Mccormick Place South Condominium	1975	520	\$259,900	\$500	\$240,000	\$462	159
52	6494313	04/19/23	Villa Monterey 8b Amended	1973	1510	\$425,000	\$281	\$425,000	\$281	140
53	6524952	04/20/23	Villa Monterey 8b Amended	1973	1510	\$460,000	\$305	\$460,000	\$305	44
54	6529869	04/20/23	Parkcrest	1962	1848	\$595,000	\$322	\$520,000	\$281	20
55	6532637	04/21/23	Traviata Condominiums	2004	906	\$395,000	\$436	\$400,000	\$442	36
56	6495537	04/21/23	Meridian On Mccormick Ranch	1991	1969	\$755,000	\$383	\$750,000	\$381	117
57	6478941	04/21/23	Villa De Vallarta Phase 1	1980	1147	\$350,000	\$305	\$337,500	\$294	179
58	6220048	04/21/23	Sands Scottsdale	1979	3284	\$1,680,000	\$512	\$1,680,000	\$512	3
59	6528147	04/21/23	Traviata Condominiums	2004	1233	\$515,000	\$418	\$495,000	\$401	42
60	6474447	04/21/23	Scottsdale Park Villas	1974	1487	\$649,900	\$437	\$620,000	\$417	150
61	6533004	04/21/23	La Mariposa Villas 3	1991	1889	\$749,900	\$397	\$740,000	\$392	8
62	6518202	04/21/23	Heritage Terrace	1983	2914	\$1,495,000	\$513	\$1,325,000	\$455	34
63	6524805	04/24/23	Scottsdale Monterey	1980	1638	\$649,999	\$397	\$610,000	\$372	54
64	6485264	04/24/23	Camello Vista	1974	1335	\$399,000	\$299	\$392,000	\$294	30
65	6509343	04/25/23	Paseo Villas	1974	1694	\$724,000	\$427	\$699,000	\$413	88
66	6513542	04/25/23	Bella Vita/Las Colinas	1981	919	\$349,900	\$381	\$342,500	\$373	56
67	6528382	04/26/23	Paradise Park Trails	1979	2891	\$1,795,000	\$621	\$1,745,000	\$604	18
68	6518555	04/26/23	Park Scottsdale 7	1966	1930	\$995,000	\$516	\$995,000	\$516	44
69	6516932	04/26/23	Casa Serena	1991	1708	\$699,900	\$410	\$699,900	\$410	80
70	6536974	04/26/23	Park Scottsdale 1 Lots 1-181	1961	1560	\$737,000	\$472	\$735,000	\$471	7
71	6470452	04/26/23	Rancho Antigua Condominiums	1985	1053	\$365,000	\$347	\$365,000	\$347	175
72	6522318	04/26/23	Paseo Village Amd	1974	1618	\$749,900	\$463	\$705,000	\$436	31
73	6526088	04/27/23	Paradise Park Manor 1	1982	3660	\$1,795,000	\$490	\$1,700,000	\$464	43
74	6437591	04/27/23	La Buena Vida Townhouses	1968	1320	\$410,000	\$311	\$400,000	\$303	280
75	6535777	04/27/23	Rancho Antigua Condominiums	1985	1005	\$385,000	\$383	\$385,000	\$383	9
76	6536180	04/27/23	Parkcrest	1967	2894	\$1,100,000	\$380	\$1,000,000	\$346	20
77	6529444	04/27/23	Casa Serena	1993	1706	\$790,000	\$463	\$775,000	\$454	18
78	6480642	04/27/23	Pleasant Run Unit 2 Amd	1979	2688	\$749,900	\$279	\$690,000	\$257	178
79	6531456	04/27/23	Park Scottsdale Townhouse	1964	1408	\$464,999	\$330	\$467,500	\$332	5
80	6499201	04/27/23	Casa Serena	1992	1708	\$750,000	\$439	\$725,000	\$424	103
81	6517794	04/27/23	Sienna Condominiums	1994	1073	\$384,000	\$358	\$381,000	\$355	64
82	6544841	04/27/23	Camelback Mountain View Estates	1979	2061	\$675,000	\$328	\$625,890	\$304	2
83	6533544	04/27/23	Santa Maria Villa Lot 1-25 & Tr A-D	1979	1178	\$450,000	\$382	\$465,000	\$395	18
84	6504389	04/27/23	Scottsdale Park Villas	1974	1213	\$479,900	\$396	\$445,000	\$367	76
85	6530672	04/28/23	Santo Tomas Scottsdale 6	1985	2500	\$619,900	\$248	\$574,000	\$230	22
86	6476364	04/28/23	Heritage Village 2	1978	2035	\$699,900	\$344	\$675,000	\$332	155
87	6446643	04/28/23	Scottsdale In Towne Villas Amd	1979	1594	\$530,000	\$332	\$525,000	\$329	170
88	6530789	04/28/23	Indian Shadows 1	1969	2145	\$750,000	\$350	\$750,000	\$350	19
89	6528916	04/28/23	Mccormick Ranch	1986	2609	\$1,395,000	\$535	\$1,325,000	\$508	58
90	6539112	04/28/23	Winfield Place	1975	1002	\$308,000	\$307	\$300,000	\$299	8
91	6535432	04/28/23	Paseo Village 2nd Replat	1976	2113	\$998,000	\$472	\$978,800	\$463	26
92	6454073	04/30/23	Meridian On Mccormick Ranch	1990	2294	\$1,199,999	\$523	\$1,065,000	\$464	214

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	April 2023 Sales
Homes Closed:	92
Average List Price (\$/SF):	\$398.46
Average Sale Price (\$/SF):	\$386.73
Average Days on Market:	64



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