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McCormick Ranch Sold Homes - April 2024

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6673857	04/01/24	Casabella Patio Homes	1979	2020	\$795,000	\$394	\$810,000	\$401	11
2	6679489	04/01/24	Camelview Greens	1985	1366	\$625,000	\$458	\$620,000	\$454	8
3	6670131	04/01/24	Heritage Village 3	1980	1930	\$799,900	\$414	\$790,000	\$409	4
4	6643994	04/01/24	Chateau De Vie 5	1972	1464	\$499,999	\$342	\$500,000	\$342	40
5	6658084	04/01/24	Casas Dia Festivo	1990	2079	\$885,000	\$426	\$850,000	\$409	43
6	6668530	04/02/24	Casitas Chaparral	1974	1604	\$525,000	\$327	\$535,000	\$334	4
7	6676072	04/02/24	Chateau De Vie 3	1969	1752	\$375,000	\$214	\$385,000	\$220	23
8	6676738	04/02/24	Sienna	1994	731	\$287,900	\$394	\$290,100	\$397	26
9	6666447	04/02/24	Briarwood 6	1983	2945	\$1,030,000	\$350	\$950,000	\$323	21
10	6658782	04/03/24	Sun Canyon	1985	1091	\$465,000	\$426	\$445,000	\$408	29
11	6649360	04/03/24	Paradise Park Trails	1979	2070	\$932,000	\$450	\$910,000	\$440	29
12	6670737	04/03/24	Park Scottsdale 1	1961	1560	\$599,000	\$384	\$665,000	\$426	29
13	6590830	04/03/24	Artesia	2009	1573	\$600,000	\$381	\$560,000	\$356	234
14	6648336	04/03/24	Lakeside Villas of Scottsdale 1	1986	1711	\$668,500	\$391	\$642,900	\$376	72
15	6644359	04/03/24	Camello Vista 1	1974	1364	\$520,900	\$382	\$480,000	\$352	72
16	6660765	04/03/24	Sun Canyon	1986	1374	\$445,000	\$324	\$429,000	\$312	49
17	6661895	04/04/24	Park Scottsdale 18	1972	2190	\$1,160,000	\$530	\$1,050,000	\$479	56
18	6634855	04/04/24	Palo Viento 1	1976	1636	\$996,000	\$609	\$885,000	\$541	127
19	6686815	04/04/24	Park Scottsdale 12	1970	2404	\$990,000	\$412	\$990,000	\$412	174
20	6659439	04/04/24	Park Lane 1	1978	2895	\$1,600,000	\$553	\$1,515,000	\$523	61
21	6628684	04/04/24	Monterey at Mountain View	1991	3750	\$1,595,000	\$425	\$1,500,000	\$400	133
22	6660216	04/04/24	Meridian on McCormick Ranch	1993	1514	\$869,000	\$574	\$855,000	\$565	37
23	6679305	04/04/24	Paseo Village	1974	1989	\$815,000	\$410	\$840,000	\$422	2
24	6633348	04/04/24	Traviata	2004	1266	\$499,900	\$395	\$495,000	\$391	131
25	6675496	04/05/24	Club Scottsdale	1987	884	\$360,000	\$407	\$360,000	\$407	3
26	6659952	04/05/24	Los Abrigados	1994	3069	\$1,150,000	\$375	\$1,010,000	\$329	27
27	6644893	04/05/24	Artesia	2009	3047	\$1,300,000	\$427	\$1,266,250	\$416	83
28	6659724	04/05/24	Las Colinas	1981	975	\$350,000	\$359	\$345,000	\$354	45
29	6677528	04/08/24	Villa Monterey Unit 9	1973	1107	\$375,000	\$339	\$372,500	\$336	25
30	6648088	04/08/24	Mccormick Ranch	1974	2550	\$1,100,000	\$431	\$1,075,000	\$422	49
31	6628531	04/08/24	Sands Scottsdale 2	1974	2400	\$950,000	\$396	\$950,000	\$396	143
32	6673812	04/08/24	Colony at Scottsdale	1979	1070	\$400,000	\$374	\$390,000	\$364	7
33	6661854	04/09/24	Monterra Scottsdale Residences	1980	680	\$265,000	\$390	\$265,000	\$390	30
34	6649571	04/09/24	Paradise Park Trails 2	1978	2684	\$1,750,000	\$652	\$1,650,000	\$615	26
35	6669420	04/09/24	Santo Tomas Scottsdale 6	1983	2465	\$700,000	\$284	\$685,000	\$278	19
36	6673122	04/09/24	La Cuesta	1979	1874	\$875,000	\$467	\$875,000	\$467	33
37	6681227	04/09/24	Park Scottsdale 12	1971	1399	\$550,000	\$393	\$575,000	\$411	4
38	6648212	04/10/24	Park Scottsdale 8	1967	2360	\$889,000	\$377	\$879,000	\$372	91
39	6600392	04/10/24	Las Colinas	1981	919	\$324,900	\$354	\$324,900	\$354	150
40	6668198	04/10/24	Privado Village	1979	2572	\$2,195,000	\$853	\$2,150,000	\$836	19
41	6636412	04/10/24	Spanish Oaks Unit 2	1980	1892	\$785,000	\$415	\$765,000	\$404	75
42	6656883	04/10/24	Indian Bend Village	1982	1472	\$699,000	\$475	\$699,000	\$475	56

43	6674133	04/11/24	Cuernavaca Segunda	1981	2308	\$1,795,000	\$778	\$1,795,000	\$778	11
44	6661875	04/11/24	El Paseo	1980	2042	\$895,000	\$438	\$800,000	\$392	31
45	6658877	04/11/24	Belcara at Mccormick Ranch	1979	1073	\$350,000	\$326	\$340,000	\$317	70
46	6652847	04/11/24	Playa Del Sur	1980	2648	\$1,395,000	\$527	\$1,335,000	\$504	39
47	6642985	04/12/24	Heritage Village 3	1982	1930	\$755,000	\$391	\$755,000	\$391	78
48	6628646	04/12/24	Park Scottsdale	1964	1408	\$430,000	\$305	\$423,000	\$300	155
49	6658667	04/12/24	Vista Bonita	1959	2786	\$1,750,000	\$628	\$1,700,000	\$610	57
50	6682875	04/12/24	Sands Scottsdale	1977	2145	\$640,000	\$298	\$640,000	\$298	0
51	6678866	04/12/24	Las Colinas	1981	664	\$260,000	\$392	\$260,000	\$392	5
52	6671132	04/15/24	Tierra De Los Reyes	1981	2058	\$1,000,000	\$486	\$985,000	\$479	46
53	6641295	04/15/24	Cuernavaca Segundo	1980	2308	\$1,295,000	\$561	\$1,085,000	\$470	113
54	6662165	04/15/24	Rancho Antigua	1985	826	\$289,000	\$350	\$285,000	\$345	37
55	6587021	04/15/24	Sandpiper Scottsdale	1974	2382	\$999,900	\$420	\$850,000	\$357	259
56	6612365	04/16/24	Camello Vista 1	1974	1335	\$525,000	\$393	\$515,000	\$386	202
57	6675629	04/16/24	Continental Villas	1970	1174	\$439,000	\$374	\$445,000	\$379	10
58	6675289	04/16/24	Corriente	2008	1509	\$585,000	\$388	\$585,000	\$388	34
59	6643141	04/17/24	Monterra Scottsdale Residences	1980	885	\$299,000	\$338	\$290,000	\$328	117
60	6665156	04/17/24	Villa De Vallarta Unit 2	1983	1342	\$425,000	\$317	\$408,525	\$304	36
61	6644085	04/17/24	Heritage Terrace	1983	2627	\$1,499,000	\$571	\$1,425,000	\$542	104
62	6677786	04/18/24	Palo Viento 1	1978	1867	\$1,479,000	\$792	\$1,440,000	\$771	35
63	6680139	04/18/24	Los Abrigados	1995	2210	\$1,200,000	\$543	\$1,200,000	\$543	21
64	6665950	04/19/24	Meridian on Mccormick Ranch	1988	1813	\$775,000	\$427	\$710,000	\$392	60
65	6662445	04/19/24	Heritage Village 3	1980	1930	\$829,000	\$430	\$829,000	\$430	77
66	6683545	04/19/24	Meridian on Mccormick Ranch	1990	1969	\$1,150,000	\$584	\$1,093,000	\$555	14
67	6580875	04/22/24	Las Palomas	1979	2905	\$1,429,900	\$492	\$1,400,000	\$482	282
68	6665920	04/22/24	Chateau De Vie 5	1972	1464	\$517,500	\$353	\$522,500	\$357	9
69	6673734	04/22/24	Cabrillo Square	1986	1325	\$525,000	\$396	\$514,500	\$388	14
70	6680691	04/22/24	Villa Palo Verde	1983	1510	\$865,000	\$573	\$875,000	\$579	0
71	6670053	04/22/24	Casitas Chaparral	1974	1644	\$519,000	\$316	\$500,000	\$304	46
72	6665640	04/22/24	Casabella	1979	2570	\$999,500	\$389	\$987,250	\$384	24
73	6671059	04/23/24	Mountain View East	1979	3311	\$1,599,900	\$483	\$1,599,000	\$483	53
74	6684132	04/23/24	Scottsdale Monterey	1979	1753	\$699,000	\$399	\$690,000	\$394	16
75	6570280	04/23/24	Park Scottsdale 9	1967	2056	\$1,250,000	\$608	\$1,200,000	\$584	262
76	6656624	04/23/24	Winfield Place Phase 1	1975	1002	\$319,900	\$319	\$319,900	\$319	77
77	6657522	04/23/24	McCormick Ranch	2024	8077	\$7,499,000	\$928	\$7,499,000	\$928	54
78	6672055	04/23/24	Carriage Square	1979	1534	\$800,000	\$522	\$775,000	\$505	7
79	6682494	04/23/24	Walden Place	1979	1833	\$645,000	\$352	\$625,000	\$341	1
80	6676659	04/24/24	Casa Del Mar	1980	1904	\$699,999	\$368	\$724,029	\$380	7
81	6660870	04/24/24	Club Scottsdale	1991	1069	\$423,000	\$396	\$421,000	\$394	78
82	6685828	04/24/24	Corriente	2008	1509	\$700,000	\$464	\$700,000	\$464	15
83	6686931	04/24/24	Heritage Village	1983	1930	\$839,500	\$435	\$829,000	\$430	5
84	6653154	04/25/24	Walden Place 3	1981	1266	\$399,500	\$316	\$445,000	\$352	97
85	6608637	04/25/24	Park Scottsdale 7	2016	2742	\$1,399,000	\$510	\$1,332,500	\$486	196
86	6675463	04/25/24	Paseo Village	1974	2210	\$1,125,000	\$509	\$1,125,000	\$509	13
87	6647590	04/25/24	Sands Scottsdale	1975	2415	\$799,900	\$331	\$780,329	\$323	75
88	6645627	04/26/24	Santa Fe	1979	1890	\$775,000	\$410	\$742,000	\$393	114
89	6681361	04/26/24	Park Scottsdale	1964	1408	\$500,000	\$355	\$490,000	\$348	36
90	6628315	04/26/24	Chateau De Vie 2	1969	1352	\$459,999	\$340	\$480,000	\$355	113
91	6677192	04/26/24	Chateau De Vie 5	1972	1298	\$410,000	\$316	\$395,000	\$304	41
92	6607086	04/26/24	Corriente	2013	1509	\$625,000	\$414	\$612,500	\$406	190
93	6669357	04/26/24	Park Scottsdale	1970	2320	\$1,295,000	\$558	\$1,255,000	\$541	25
94	6671318	04/27/24	Hallcraft Villas Scottsdale 2	1974	924	\$369,900	\$400	\$357,000	\$386	50
95	6673912	04/29/24	Cabrillo Square	1989	1171	\$485,000	\$414	\$485,000	\$414	54
96	6677630	04/29/24	Monterra Scottsdale Residences	1980	680	\$232,900	\$343	\$219,900	\$323	46
97	6690647	04/30/24	Santa Fe Subdivision Unit 2	1979	1812	\$775,000	\$428	\$775,000	\$428	4
98	6687718	04/30/24	Las Colinas	1981	664	\$275,000	\$414	\$268,000	\$404	2
99	6653186	04/30/24	Cuernavaca	1975	2000	\$1,449,000	\$725	\$1,345,000	\$673	103
100	6664795	04/30/24	Camelview Greens	1985	1640	\$689,000	\$420	\$680,000	\$415	17

101	6685201	04/30/24	Briarwood	1973	2283	\$849,000	\$372	\$925,000	\$405	31
102	6654427	04/30/24	Monterra Scottsdale Residences	1980	891	\$315,000	\$354	\$310,000	\$348	84
103	6607489	04/30/24	Villa Monterey Unit 7	1969	1836	\$575,000	\$313	\$555,000	\$302	195

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	April 2024 Sales
Homes Closed:	103
Average List Price (\$/SF):	\$435.15
Average Sale Price (\$/SF):	\$425.22
Average Days on Market:	62



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