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McCormick Ranch Sold Homes - August 2014

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5076990	8/1/2014	Casa Serena	1991	1708	\$314,900	\$184	\$307,000	\$180	155
2	5121248	8/1/2014	Corriente Condominiums	2013	1343	\$350,500	\$261	\$340,000	\$253	47
3	5125036	8/1/2014	Carriage Square	1979	1908	\$450,000	\$236	\$415,000	\$218	35
4	4956333	8/5/2014	Santa Fe	1978	2046	\$324,900	\$159	\$307,500	\$150	380
5	5097867	8/5/2014	Suggs Rancho McCormick	1985	2499	\$489,999	\$196	\$451,000	\$180	118
6	5112923	8/6/2014	Rancho Antigua	1985	1053	\$156,000	\$148	\$151,000	\$143	91
7	5073446	8/7/2014	Cuernavaca Segundo	1980	3952	\$1,099,000	\$278	\$1,050,000	\$266	163
8	5135417	8/7/2014	Hallcraft Villas Scottsdale	1974	924	\$139,900	\$151	\$135,000	\$146	45
9	5028584	8/8/2014	Paradise Park Manor	1984	3186	\$575,000	\$180	\$563,000	\$177	256
10	5149539	8/8/2014	McCormick Ranch	1977	1786	\$309,000	\$173	\$307,000	\$172	2
11	5026022	8/11/2014	Los Tesoros	1979	1600	\$375,000	\$234	\$360,000	\$225	135
12	5131583	8/11/2014	Palo Viento I	1977	3837	\$959,000	\$250	\$908,000	\$237	33
13	5067638	8/12/2014	Camino de Arboles	1981	5305	\$1,495,000	\$282	\$1,425,000	\$269	187
14	5103274	8/14/2014	Paradise View Villas	2004	1541	\$290,000	\$188	\$280,000	\$182	101
15	5108967	8/14/2014	Rancho Antigua	1985	874	\$109,900	\$126	\$100,000	\$114	106
16	5140294	8/14/2014	Villa Hermosa	1984	1889	\$499,999	\$265	\$499,999	\$265	6
17	5121250	8/15/2014	Corriente Condominiums	2013	1343	\$345,500	\$257	\$350,500	\$261	25
18	5132859	8/15/2014	Belcara	1979	1073	\$154,900	\$144	\$150,000	\$140	59
19	5004204	8/18/2014	Sun Canyon	1986	1091	\$177,900	\$163	\$170,000	\$156	301
20	5093908	8/19/2014	Playa Del Sur	1980	2252	\$519,500	\$231	\$505,000	\$224	92
21	5068799	8/20/2014	Tierra Nueva McCormick Ranch	1979	2660	\$615,000	\$231	\$600,000	\$226	195
22	5146578	8/21/2014	Paradise Park Trails	1981	2830	\$524,900	\$185	\$520,000	\$184	18
23	5150109	8/21/2014	Sands Scottsdale	1973	2025	\$479,900	\$237	\$432,500	\$214	3
24	5120026	8/22/2014	Heritage Village 2	1979	2013	\$449,500	\$223	\$444,000	\$221	69
25	5137576	8/22/2014	Cuernavaca Segundo	1980	2280	\$649,000	\$285	\$630,000	\$276	10
26	5150508	8/22/2014	Meridian on McCormick Ranch	1991	2294	\$492,000	\$214	\$488,000	\$213	217
27	5128283	8/26/2014	Villa De Vallarta	1980	1147	\$153,500	\$134	\$151,000	\$132	36
28	5075037	8/27/2014	Paradise Park Manor	1980	3017	\$549,000	\$182	\$505,000	\$167	151
29	5138210	8/27/2014	Los Tesoros	1983	2917	\$725,000	\$249	\$670,000	\$230	60
30	5155647	8/27/2014	Rancho Antigua Condominiums	1985	1053	\$155,000	\$147	\$153,000	\$145	8
31	5074484	8/28/2014	Sands Scottsdale	1979	2047	\$412,000	\$201	\$404,000	\$197	159
32	5129997	8/28/2014	Rancho Antigua Condominiums	1985	1005	\$152,500	\$152	\$149,000	\$148	78
33	4895343	8/29/2014	Briarwood Three	1978	2475	\$349,500	\$141	\$349,500	\$141	413
34	4981916	8/29/2014	Pleasant Run	1979	1888	\$332,000	\$176	\$310,000	\$164	318
35	5029088	8/29/2014	Paseo Villas	1974	1712	\$247,500	\$145	\$240,000	\$140	233
36	5070236	8/29/2014	Spanish Oaks	1979	1892	\$344,500	\$182	\$315,000	\$166	171

37	5104768	8/29/2014	Spanish Oaks	1979	1487	\$379,900	\$255	\$368,150	\$248	113
38	5127394	8/29/2014	Arroyo Verde	1984	1467	\$320,000	\$218	\$294,000	\$200	57
39	5113319	8/30/2014	Paradise Park Manor	1986	4352	\$1,100,000	\$253	\$1,100,000	\$253	114

OVERVIEW

Sales Month / Year	August 2014
Homes Closed:	39
Average List Price (\$/SF):	\$203.03
Average Sale Price (\$/SF):	\$195.43
Average Days on Market:	122

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