



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - August 2017

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5621371	8/1/2017	Paradise Park Trails	1984	2753	\$739,900	\$269	\$698,000	\$254	23
2	5525850	8/2/2017	Scottsdale In Towne Villas	1979	2155	\$329,500	\$153	\$310,000	\$144	229
3	5597979	8/2/2017	Las Villas at McCormick Ranch	1980	1998	\$499,500	\$250	\$490,000	\$245	96
4	5608728	8/2/2017	Park Scottsdale 8	1966	2009	\$550,000	\$274	\$512,500	\$255	40
5	5575721	8/3/2017	Paradise Park Trails	1980	2758	\$799,999	\$290	\$770,000	\$279	142
6	5629214	8/3/2017	Villa Hermosa	1979	1937	\$509,900	\$263	\$520,000	\$268	28
7	5621170	8/4/2017	Park Scottsdale 8	1966	2360	\$539,900	\$229	\$528,500	\$224	50
8	5615442	8/4/2017	Casitas Chaparral	1974	1673	\$319,900	\$191	\$305,000	\$182	28
9	5626820	8/4/2017	Spanish Oaks	1979	1487	\$394,950	\$266	\$390,000	\$262	3
10	5609541	8/7/2017	Mccormick Place South	1975	520	\$114,900	\$221	\$114,900	\$221	58
11	5621202	8/7/2017	Park Scottsdale	1961	1795	\$432,000	\$241	\$425,000	\$237	26
12	5623615	8/7/2017	Park Scottsdale 12	1970	1980	\$416,500	\$210	\$414,300	\$209	5
13	5567267	8/8/2017	Heritage Village 3	1983	1938	\$419,000	\$216	\$385,000	\$199	143
14	5604373	8/8/2017	Santa Fe	1978	1812	\$475,000	\$262	\$468,500	\$259	52
15	5642430	8/8/2017	Palo Viento 1	1986	3496	\$850,000	\$243	\$800,000	\$229	0
16	5582735	8/9/2017	Park Scottsdale 3	1962	1870	\$379,000	\$203	\$365,500	\$195	71
17	5545944	8/10/2017	Indian Bend Ranchos	1966	2500	\$725,000	\$290	\$700,000	\$280	210
18	5575970	8/10/2017	Paseo Village	1976	2098	\$429,900	\$205	\$410,000	\$195	122
19	5614062	8/10/2017	Paradise Park Trails	1980	3400	\$985,000	\$290	\$925,000	\$272	29
20	5617836	8/10/2017	Del Norte Gardens	1979	1987	\$440,000	\$221	\$440,000	\$221	20
21	5622598	8/10/2017	Tierra De Los Reyes	1979	1900	\$475,000	\$250	\$465,000	\$245	34
22	5555107	8/11/2017	Villa Monterey	1973	1131	\$199,900	\$177	\$199,900	\$177	186
23	5591249	8/11/2017	Villa Monterey 8	1973	1510	\$259,000	\$172	\$255,000	\$169	119
24	5583102	8/11/2017	Sands Mccormick	1981	2053	\$490,000	\$239	\$480,000	\$234	111
25	5608806	8/11/2017	Villa Antano	1984	1691	\$429,000	\$254	\$400,000	\$237	48
26	5631870	8/11/2017	Chateau De Vie 3	1969	1752	\$289,000	\$165	\$294,000	\$168	0
27	5631038	8/11/2017	Arroyo Verde Homes	1980	1256	\$335,000	\$267	\$336,000	\$268	0
28	5636322	8/14/2017	Villa Antano	1986	2465	\$495,000	\$201	\$485,000	\$197	19
29	5396468	8/15/2017	Santa Fe	1979	1812	\$409,999	\$226	\$390,000	\$215	524
30	5564833	8/15/2017	Arroyo Verde Unit 2	1980	1467	\$335,000	\$228	\$315,000	\$215	164
31	5604733	8/15/2017	Vista Bonita 3a	1963	2713	\$638,000	\$235	\$620,000	\$229	27
32	5605284	8/15/2017	Sands Scottsdale	1978	1744	\$365,400	\$210	\$352,500	\$202	87
33	5617494	8/15/2017	Rancho Antiqua	1985	1095	\$172,900	\$158	\$171,500	\$157	40
34	5627606	8/15/2017	Traviata	2004	906	\$215,000	\$237	\$207,000	\$228	39
35	5632992	8/15/2017	Park Lane 3	1979	1607	\$389,000	\$242	\$381,500	\$237	19
36	5460283	8/16/2017	Estados De La Mancha	1984	3218	\$619,000	\$192	\$605,000	\$188	422
37	5545378	8/16/2017	Lakeside Villas Of Scottsdale 1	1986	1711	\$330,000	\$193	\$305,000	\$178	191
38	5599062	8/16/2017	Rancho Antigua	1985	1005	\$178,000	\$177	\$170,000	\$169	74
39	5621738	8/16/2017	Del Norte Gardens	1980	1987	\$399,000	\$201	\$379,900	\$191	60
40	5626580	8/16/2017	Villa Estados	1984	1300	\$260,000	\$200	\$252,500	\$194	48
41	5422507	8/17/2017	Meridian On Mccormick Ranch	1992	2294	\$569,900	\$248	\$549,000	\$239	384

42	5623126	8/17/2017	Park Scottsdale 4	1962	1463	\$334,900	\$229	\$327,900	\$224	49
43	5634500	8/17/2017	Santa Fe	1978	1890	\$379,500	\$201	\$370,000	\$196	31
44	5621256	8/18/2017	Arroyo Verde	1984	1467	\$339,000	\$231	\$339,000	\$231	12
45	5572213	8/18/2017	Sands Scottsdale	1977	2529	\$474,900	\$188	\$461,000	\$182	108
46	5623490	8/18/2017	Palm Cove	1994	1255	\$324,999	\$259	\$310,000	\$247	18
47	5634755	8/18/2017	Chateau De Vie 6	1979	1692	\$259,000	\$153	\$270,000	\$160	32
48	5626880	8/18/2017	Villa Monterey	1968	1578	\$295,000	\$187	\$282,500	\$179	49
49	5634184	8/18/2017	Belcara at McCormick Ranch	1979	780	\$125,000	\$160	\$125,000	\$160	18
50	5639971	8/18/2017	Spanish Oaks	1979	1490	\$425,000	\$285	\$420,000	\$282	5
51	5641015	8/18/2017	Winfield Place	1975	697	\$98,900	\$142	\$93,100	\$134	6
52	5572806	8/21/2017	Paradise Park Manor 1	1986	4017	\$775,000	\$193	\$752,500	\$187	165
53	5634984	8/21/2017	Park Scottsdale 2	1961	1540	\$335,000	\$218	\$329,000	\$214	9
54	5601123	8/21/2017	Park Scottsdale 2	1961	1796	\$379,000	\$211	\$379,000	\$211	107
55	5628371	8/21/2017	Villa Antigua	1986	1036	\$184,900	\$178	\$184,900	\$178	41
56	5586165	8/22/2017	Scottsdale Monterey	1979	1638	\$369,000	\$225	\$359,000	\$219	99
57	5610958	8/22/2017	Tierra De Los Reyes	1983	1975	\$375,000	\$190	\$335,000	\$170	75
58	5628756	8/22/2017	Continental Villas	1970	1584	\$270,000	\$170	\$270,000	\$170	7
59	5599035	8/23/2017	Casa Buena Tract A	1981	2000	\$419,000	\$210	\$419,000	\$210	96
60	5584618	8/24/2017	La Jolla Blanca	1980	1781	\$440,000	\$247	\$428,200	\$240	99
61	5609641	8/24/2017	Pleasant Run	1979	1590	\$324,000	\$204	\$313,500	\$197	94
62	5612803	8/24/2017	Hallcraft Villas 2 Scottsdale	1974	792	\$168,900	\$213	\$172,000	\$217	24
63	5620962	8/24/2017	Hallcraft Villas Scottsdale 2	1974	1113	\$239,000	\$215	\$239,000	\$215	46
64	5623341	8/24/2017	Park Scottsdale 1	1962	1380	\$324,900	\$235	\$306,968	\$222	54
65	5630617	8/24/2017	Camelback Mountain View Estates I	1979	1485	\$329,000	\$222	\$320,000	\$215	25
66	5637345	8/24/2017	Park Scottsdale 9	1967	1832	\$415,000	\$227	\$415,000	\$227	6
67	5635555	8/24/2017	Casas Dia Festivo	1988	2080	\$435,000	\$209	\$425,000	\$204	22
68	5635806	8/24/2017	Chateau De Vie 6	1974	1692	\$289,900	\$171	\$290,500	\$172	36
69	5587102	8/25/2017	Briarwood Place	1978	2005	\$409,000	\$204	\$400,000	\$200	132
70	5608589	8/25/2017	Palo Viento 1	1977	2786	\$670,000	\$240	\$636,000	\$228	74
71	5635384	8/25/2017	Las Colinas	1981	919	\$174,900	\$190	\$170,000	\$185	38
72	5647087	8/25/2017	Heritage Village 2	1979	1720	\$422,000	\$245	\$422,000	\$245	9
73	5620885	8/28/2017	Carriage Square	1979	2331	\$585,000	\$251	\$575,000	\$247	65
74	5649916	8/28/2017	Parkcrest	1966	1917	\$330,000	\$172	\$330,000	\$172	17
75	5562606	8/29/2017	Las Palomas	1984	1788	\$398,700	\$223	\$347,000	\$194	201
76	5634479	8/29/2017	Camello Vista 1	1974	1329	\$319,500	\$240	\$320,000	\$241	4
77	5646474	8/29/2017	Bella Vita	1981	664	\$124,900	\$188	\$122,000	\$184	2
78	5646476	8/29/2017	Bella Vita	1981	664	\$124,900	\$188	\$122,000	\$184	0
79	5562468	8/30/2017	Paseo Village	1975	1818	\$399,999	\$220	\$396,000	\$218	186
80	5617500	8/30/2017	Paradise Farms	2015	5350	\$2,250,000	\$421	\$1,997,500	\$373	83
81	5624729	8/30/2017	Monterra Scottsdale	1980	680	\$129,000	\$190	\$123,000	\$181	51
82	5635351	8/30/2017	Casa Buena	1979	2654	\$635,000	\$239	\$642,000	\$242	46
83	5639109	8/30/2017	Arabian Gardens	1982	2160	\$449,900	\$208	\$428,500	\$198	34
84	5617048	8/31/2017	Sands Scottsdale Three	1977	2135	\$525,000	\$246	\$505,000	\$237	85
85	5635537	8/31/2017	Continental Villas	1970	1352	\$265,000	\$196	\$265,000	\$196	12
86	5628071	8/31/2017	Club Scottsdale	1987	1031	\$240,000	\$233	\$230,000	\$223	43
87	5628124	8/31/2017	Parkcrest	1966	1915	\$399,000	\$208	\$393,500	\$205	120
88	5629567	8/31/2017	Park Scottsdale 3	1962	2148	\$428,000	\$199	\$419,750	\$195	73
89	5637279	8/31/2017	Club Scottsdale	1987	884	\$200,000	\$226	\$190,000	\$215	39
90	5637735	8/31/2017	Park Scottsdale 4	1962	1471	\$375,000	\$255	\$372,000	\$253	3
91	5639461	8/31/2017	Sunrise Villas	1974	1236	\$275,000	\$222	\$275,500	\$223	31
92	5641508	8/31/2017	Park Scottsdale 4	1962	1463	\$265,000	\$181	\$283,900	\$194	0
93	5642063	8/31/2017	La Buena Vida	1968	1676	\$265,000	\$158	\$270,000	\$161	1
94	5648494	8/31/2017	Winfield Place Phase 1	1975	578	\$110,000	\$190	\$90,000	\$156	6

OVERVIEW

Sales Month / Year

August 2017 Sales

Homes Closed:

94

Average List Price (\$/SF):

\$218.80

Average Sale Price (\$/SF):
Average Days on Market:

\$212.56
71



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