



## North Valley Team - (480) 788-6473

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### McCormick Ranch Sold Homes - August 2019

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5927299	8/1/2019	Paradise Park Trails	1979	2859	\$1,200,000	\$420	\$1,200,000	\$420	12
2	5930648	8/1/2019	Hallcraft Villas Scottsdale 2	1974	924	\$195,000	\$211	\$190,000	\$206	74
3	5946893	8/1/2019	Chateau De Vie 5	1972	1464	\$295,000	\$202	\$295,000	\$202	41
4	5945157	8/2/2019	Laguna San Juan	1973	2013	\$499,900	\$248	\$495,000	\$246	5
5	5911311	8/5/2019	Paradise Park Trails	1978	3681	\$799,000	\$217	\$775,000	\$211	109
6	5935588	8/5/2019	Park Scottsdale 6	1964	2803	\$420,000	\$150	\$420,000	\$150	62
7	5941573	8/6/2019	Chateau De Vie 5	1972	1464	\$274,900	\$188	\$274,000	\$187	4
8	5835995	8/8/2019	Santa Fe Subdivision Unit Two Lot 1	1984	2402	\$415,000	\$173	\$405,000	\$169	289
9	5888518	8/8/2019	Santo Tomas	1979	2080	\$424,000	\$204	\$404,000	\$194	163
10	5904825	8/8/2019	El Paseo Mccormick Ranch	1983	1997	\$599,900	\$300	\$595,000	\$298	104
11	5931991	8/8/2019	Park Scottsdale 1 Lots 1-181	1960	2095	\$424,900	\$203	\$425,000	\$203	73
12	5915759	8/9/2019	Santa Fe li	1979	1890	\$399,000	\$211	\$388,000	\$205	103
13	5931463	8/9/2019	Santa Fe Subdivision Unit Two Lot 1	1979	1890	\$395,000	\$209	\$386,500	\$204	26
14	5948626	8/9/2019	Mccormick Ranch	1979	2556	\$779,500	\$305	\$775,000	\$303	36
15	5958573	8/9/2019	Hallcraft Villas Scottsdale 2	1980	1266	\$264,500	\$209	\$264,500	\$209	13
16	5956044	8/12/2019	Mccormick Place South Condominiu	1975	520	\$119,000	\$229	\$114,000	\$219	15
17	5941278	8/13/2019	Las Colinas Unit 1001-1113 2001-21	1981	919	\$214,900	\$234	\$214,900	\$234	57
18	5942319	8/13/2019	Paradise View Villas Condominiums	2004	1093	\$299,900	\$274	\$290,000	\$265	36
19	5950590	8/13/2019	Sands Scottsdale Three	1977	2843	\$975,900	\$343	\$955,900	\$336	13
20	5822004	8/14/2019	Pleasant Run	1977	2671	\$480,000	\$180	\$480,000	\$180	330
21	5877178	8/14/2019	Park Scottsdale 11	1969	2030	\$384,000	\$189	\$370,000	\$182	198
22	5910480	8/15/2019	Briarwood Three	1978	2630	\$449,500	\$171	\$433,000	\$165	86
23	5911624	8/15/2019	El Paseo Lot 1-141 Tr A-Z	1980	1846	\$525,000	\$284	\$515,000	\$279	102
24	5913618	8/15/2019	Heritage Village 3 Lot 1-166 Tr A-E	1980	2259	\$425,000	\$188	\$406,500	\$180	122
25	5919803	8/15/2019	Casabella Condominiums	1990	1055	\$280,000	\$265	\$275,000	\$261	56
26	5932190	8/15/2019	Park Scottsdale Townhouse /Condo	1964	1088	\$235,000	\$216	\$230,000	\$211	30
27	5941679	8/15/2019	Chateau De Vie 4	1969	1752	\$275,000	\$157	\$275,000	\$157	42
28	5951126	8/15/2019	Parkcrest	1965	1926	\$425,000	\$221	\$411,000	\$213	14
29	5952301	8/15/2019	Hallcraft Villas Scottsdale 2	1974	924	\$200,000	\$216	\$200,000	\$216	24
30	5955992	8/15/2019	Paradise Park Trails	1979	2412	\$675,000	\$280	\$650,000	\$269	23
31	5818004	8/16/2019	Palo Viento 1	1977	3280	\$925,000	\$282	\$847,500	\$258	341
32	5927348	8/16/2019	Las Colinas Unit 1001-1113 2001-21	1981	664	\$165,000	\$248	\$165,000	\$248	26
33	5930877	8/16/2019	86th Place	1998	2320	\$479,000	\$206	\$475,000	\$205	74
34	5934429	8/16/2019	Park Lane Three Lot 65-103	1979	1646	\$436,000	\$265	\$425,000	\$258	28
35	5940261	8/16/2019	Monterey at Mountain View Phase	1993	2992	\$815,000	\$272	\$775,000	\$259	23
36	5937307	8/16/2019	Mccormick Ranch	1977	2270	\$525,000	\$231	\$510,000	\$225	69
37	5938463	8/16/2019	Villa De Vallarta	1980	1274	\$225,000	\$177	\$218,000	\$171	62
38	5938937	8/16/2019	Belcara at Mccormick Ranch	1979	1073	\$204,000	\$190	\$199,000	\$185	66
39	5952809	8/16/2019	Sienna Condominiums	1994	1075	\$249,900	\$232	\$242,500	\$226	29
40	5957571	8/16/2019	Villa Monterey 9-1 Lot 1-36 & 39-52	1973	1212	\$265,000	\$219	\$253,000	\$209	6
41	5934642	8/18/2019	Hallcraft Villas Scottsdale 2	1974	792	\$172,900	\$218	\$160,500	\$203	30

42	5906211	8/19/2019	Casabella Condominiums	1990	1076	\$289,900	\$269	\$285,900	\$266	112
43	5948457	8/19/2019	Briarwood 5	1981	2400	\$595,700	\$248	\$585,000	\$244	27
44	5944123	8/19/2019	Paseo Village "Second Replat	1976	2119	\$569,900	\$269	\$560,000	\$264	57
45	5952122	8/19/2019	Mccormick Place South Condominiu	1975	520	\$124,900	\$240	\$125,000	\$240	38
46	5950379	8/19/2019	Villa De Vallarta 2	1983	1342	\$298,800	\$223	\$307,000	\$229	39
47	5952666	8/19/2019	Park Scottsdale 6	1962	1939	\$579,000	\$299	\$579,000	\$299	31
48	5939187	8/20/2019	Casitas Chaparral Amd	1974	1229	\$279,000	\$227	\$279,000	\$227	62
49	5917086	8/22/2019	Scottsdale Links Estates	2002	2380	\$664,000	\$279	\$661,000	\$278	93
50	5952640	8/22/2019	Las Colinas (Bella Vita)	1981	664	\$167,000	\$252	\$155,000	\$233	2
51	5962577	8/22/2019	Sunrise Villas	1974	1774	\$350,000	\$197	\$350,000	\$197	1
52	5868613	8/23/2019	Mccormick Ranch - PARADISE PARK	1983	3250	\$759,000	\$234	\$742,000	\$228	216
53	5915596	8/23/2019	Santo Tomas	1983	2087	\$455,000	\$218	\$440,000	\$211	122
54	5935186	8/23/2019	Mccormick Place South Condominiu	1975	1044	\$202,900	\$194	\$194,000	\$186	81
55	5964475	8/23/2019	Las Palomas	1983	1816	\$525,000	\$289	\$539,850	\$297	1
56	5751684	8/26/2019	Sands Scottsdale Four Lot 140-218 1	1978	2047	\$492,000	\$240	\$479,900	\$234	460
57	5939649	8/26/2019	Chateau De Vie	1969	1352	\$319,900	\$237	\$321,000	\$237	82
58	5962170	8/26/2019	Park Scottsdale 8	1966	1560	\$440,000	\$282	\$410,000	\$263	7
59	5889300	8/27/2019	Rancho Antigua Condominiums	1985	1005	\$192,000	\$191	\$183,000	\$182	181
60	5957332	8/27/2019	Pleasant Run Unit 2 Amd	1979	1590	\$339,000	\$213	\$330,000	\$208	33
61	5957672	8/27/2019	Paradise Park Trails 2 Lot 1-188 Tr A	1979	2616	\$545,000	\$208	\$545,000	\$208	31
62	5842198	8/28/2019	Palo Verde Lane	2019	3240	\$1,814,000	\$560	\$1,814,000	\$560	308
63	5949661	8/28/2019	Chateau De Vie 3	1969	1752	\$275,000	\$157	\$285,000	\$163	52
64	5870209	8/29/2019	Sands Mccormick Townhomes	1987	2343	\$535,000	\$228	\$525,000	\$224	200
65	5941478	8/29/2019	Camello Vista	1974	1364	\$325,000	\$238	\$320,000	\$235	73
66	5965674	8/29/2019	Park Scottsdale 12	1970	2320	\$417,000	\$180	\$465,000	\$200	6
67	5954761	8/29/2019	Park Scottsdale	1962	1560	\$450,000	\$288	\$450,000	\$288	2
68	5957422	8/29/2019	Corriente Condominiums	2014	1509	\$499,000	\$331	\$500,000	\$331	16
69	5956709	8/29/2019	Camello Vista 1 P/D 86-568914	1974	1335	\$340,000	\$255	\$340,000	\$255	1
70	5961836	8/29/2019	Park Scottsdale Townhouse Unit Tw	1964	820	\$255,000	\$311	\$247,500	\$302	23
71	5936323	8/30/2019	Palm Cove	1994	1645	\$554,900	\$337	\$554,900	\$337	14
72	5921527	8/30/2019	Mccormick Ranch ESTADOS DE LA M	1983	2743	\$710,000	\$259	\$699,000	\$255	118
73	5932978	8/30/2019	Walden Place 3 Lot 101-111 113-151	1981	1496	\$295,900	\$198	\$294,000	\$197	63
74	5928823	8/30/2019	Park Scottsdale 2	1967	2121	\$475,000	\$224	\$470,000	\$222	53
75	5933182	8/30/2019	Park Scottsdale 5	1963	2356	\$472,750	\$201	\$459,000	\$195	90
76	5934682	8/30/2019	Monterra Scottsdale Residences Co	1980	960	\$202,900	\$211	\$202,900	\$211	29
77	5943682	8/30/2019	Rancho Antigua Condominiums	1985	812	\$177,000	\$218	\$173,000	\$213	19
78	5948190	8/30/2019	Hayden Estates Lot 1-128	1983	1707	\$550,000	\$322	\$550,000	\$322	58
79	5954387	8/30/2019	Park Scottsdale 3 Lots 551-620	1962	1796	\$399,900	\$223	\$370,000	\$206	43
80	5954497	8/30/2019	Sunrise Villas	1974	1605	\$360,000	\$224	\$355,000	\$221	18
81	5957801	8/30/2019	Continental Villas	1970	1352	\$330,000	\$244	\$315,000	\$233	33
82	5958103	8/30/2019	Santa Fe Subdivision Unit Two Lot 1	1979	1812	\$395,000	\$218	\$385,000	\$212	1

#### OVERVIEW

Sales Month / Year	August 2019 Sales
Homes Closed:	82
Average List Price (\$/SF):	\$239.94
Average Sale Price (\$/SF):	\$235.80
Average Days on Market:	72

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