



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

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### McCormick Ranch Sold Homes - August 2020

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6054513	8/3/2020	Walden Place	1979	1750	\$480,000	\$274	\$470,000	\$269	129
2	6070566	8/3/2020	Villa Hermosa Lot 1-108	1985	2024	\$600,000	\$296	\$557,750	\$276	49
3	6094395	8/3/2020	Rancho Antigua Condominiums	1985	1005	\$244,900	\$244	\$234,000	\$233	16
4	6112204	8/3/2020	Casa Del Mar	1980	1904	\$385,000	\$202	\$385,000	\$202	0
5	6047296	8/4/2020	Santa Fe li	1979	1812	\$525,000	\$290	\$520,000	\$287	102
6	6044857	8/4/2020	Hudson East	2020	1790	\$455,000	\$254	\$455,000	\$254	108
7	6067133	8/4/2020	Laguna San Juan	1973	1841	\$575,000	\$312	\$552,500	\$300	109
8	6076706	8/4/2020	Monterey at Mountain View	1993	3032	\$1,099,700	\$363	\$1,050,000	\$346	35
9	6079222	8/4/2020	Las Villas	1980	1608	\$589,900	\$367	\$536,000	\$333	80
10	6082215	8/4/2020	Chateau De Vie 5	1972	1298	\$335,000	\$258	\$315,000	\$243	46
11	6096681	8/4/2020	Casabella Condominiums	1990	1055	\$285,000	\$270	\$285,000	\$270	37
12	6109736	8/4/2020	Palm Cove	1994	1593	\$405,000	\$254	\$437,000	\$274	16
13	6105904	8/4/2020	Lincoln Gardens Condominium	1984	1110	\$262,500	\$236	\$262,500	\$236	19
14	6050308	8/5/2020	Laguna San Juan	1973	2108	\$575,000	\$273	\$559,000	\$265	96
15	6088507	8/5/2020	Sands McCormick Townhomes	1984	2053	\$545,000	\$265	\$525,000	\$256	26
16	6092709	8/5/2020	Paseo Village Amd	1975	2152	\$625,000	\$290	\$610,000	\$283	3
17	6093074	8/5/2020	Paseo Village	1976	2880	\$1,100,000	\$382	\$1,100,000	\$382	49
18	6092919	8/5/2020	La Buena Vida Townhouses	1968	1680	\$335,000	\$199	\$335,000	\$199	38
19	6095035	8/5/2020	Sienna Condominiums	1994	1075	\$265,000	\$247	\$272,000	\$253	1
20	6095872	8/5/2020	Park Scottsdale 4	1962	2193	\$539,900	\$246	\$530,000	\$242	1
21	6099032	8/5/2020	Chateau De Vie 3	1969	1302	\$279,900	\$215	\$285,000	\$219	3
22	6099092	8/5/2020	86th Place	1997	2172	\$510,000	\$235	\$523,000	\$241	34
23	6102785	8/5/2020	Park Scottsdale Townhouse Unit Tw	1964	1584	\$300,000	\$189	\$270,000	\$170	9
24	6017693	8/6/2020	Villas Scottsdale	1980	1266	\$288,000	\$227	\$294,800	\$233	39
25	6057767	8/6/2020	Sandpiper Scottsdale 3	1979	2608	\$649,900	\$249	\$634,900	\$243	110
26	6065077	8/7/2020	Veritas at McCormick Ranch Condor	2009	2065	\$600,000	\$291	\$585,000	\$283	106
27	6068050	8/7/2020	Indian Bend Village No 1 Unit 21-30	1980	1744	\$464,500	\$266	\$455,000	\$261	60
28	6058682	8/7/2020	Paseo Villas	1974	1349	\$359,000	\$266	\$337,500	\$250	131
29	6062292	8/7/2020	Camello Vista	1974	1335	\$293,000	\$219	\$293,000	\$219	124
30	6075226	8/7/2020	Las Palomas Lot 1-144 & Tr A-P Priv	1980	1771	\$595,000	\$336	\$590,000	\$333	93
31	6076001	8/7/2020	Villa De Vallarta Phase 1	1980	1274	\$254,999	\$200	\$236,500	\$186	91
32	6086980	8/7/2020	Hallcraft Villas Scottsdale 2	1974	1053	\$275,000	\$261	\$265,000	\$252	48
33	6091630	8/7/2020	Tierra Del Norte Lot 1-21 & Tr A	1983	2925	\$1,125,000	\$385	\$1,075,000	\$368	53
34	6096059	8/7/2020	Park Scottsdale	1962	1324	\$525,000	\$397	\$512,000	\$387	43
35	6027155	8/10/2020	Laguna San Juan	1973	2080	\$700,000	\$337	\$668,250	\$321	202
36	6049058	8/10/2020	Palo Viento 1	1978	1869	\$599,900	\$321	\$577,900	\$309	113
37	6085696	8/10/2020	Conejo Estates	1980	2825	\$849,000	\$301	\$840,000	\$297	55
38	6092762	8/10/2020	Vista Del Cielo	1980	2081	\$595,000	\$286	\$566,500	\$272	53
39	6107007	8/10/2020	Rancho Antigua Condominiums	1985	826	\$194,900	\$236	\$194,900	\$236	3
40	6034696	8/11/2020	Monterey at Mountain View	1993	2992	\$760,000	\$254	\$750,000	\$251	187
41	6105036	8/11/2020	Chateau De Vie	1969	1704	\$369,900	\$217	\$365,000	\$214	26

42	6025123	8/12/2020	Indian Bend Village No 4 1-20 59-75	1979	1976	\$479,900	\$243	\$460,000	\$233	208
43	6060666	8/12/2020	Paseo Village Amd	1974	2590	\$745,000	\$288	\$735,000	\$284	133
44	6061450	8/12/2020	Lincoln Gardens Condominium	1984	1110	\$225,000	\$203	\$222,000	\$200	45
45	6084612	8/12/2020	Arroyo Verde Unit 2	1984	1925	\$429,900	\$223	\$400,000	\$208	66
46	6091682	8/12/2020	Park Scottsdale 3 Lots 551-620	1962	2133	\$634,900	\$298	\$615,000	\$288	57
47	6100564	8/12/2020	Chateau De Vie 3	1969	1752	\$339,900	\$194	\$318,000	\$182	20
48	6101598	8/12/2020	Chateau De Vie 3	1969	1302	\$305,000	\$234	\$293,200	\$225	18
49	6106493	8/12/2020	Hilton Casitas	1973	3552	\$1,350,000	\$380	\$1,325,000	\$373	4
50	5964668	8/13/2020	Lakeside Villas Of Scottsdale 1	1986	1241	\$319,000	\$257	\$317,000	\$255	360
51	6064148	8/13/2020	Laguna San Juan	1973	2370	\$570,000	\$241	\$550,000	\$232	89
52	6025577	8/14/2020	Park Scottsdale 1-B	1963	1975	\$579,000	\$293	\$570,000	\$289	211
53	6050827	8/14/2020	Country Horizons Mcr 234-	1983	2892	\$699,000	\$242	\$660,000	\$228	142
54	6061251	8/14/2020	Park Scottsdale 18	1972	1107	\$419,900	\$379	\$419,900	\$379	93
55	6070315	8/14/2020	Casa Buena Tract B And C	1981	2167	\$579,000	\$267	\$555,000	\$256	112
56	6087355	8/14/2020	Mountain View East Lot 1-51	1981	2744	\$875,000	\$319	\$880,000	\$321	75
57	6089130	8/14/2020	Park Scottsdale 1	1961	1372	\$415,000	\$302	\$395,000	\$288	38
58	6093706	8/14/2020	Suggs Rancho Mccormick Replat	1987	2600	\$750,000	\$288	\$731,250	\$281	0
59	6096376	8/14/2020	Paseo Vista	1977	1798	\$450,000	\$250	\$412,000	\$229	2
60	6102583	8/14/2020	Park Scottsdale	1963	2063	\$589,000	\$286	\$597,500	\$290	28
61	6098734	8/14/2020	Cabrillo Square	1988	1325	\$399,900	\$302	\$370,000	\$279	11
62	6109469	8/14/2020	Park Scottsdale 4	1963	1380	\$355,000	\$257	\$347,500	\$252	8
63	6076919	8/15/2020	El Paseo Lot 1-41 Tr A-Z	1984	1846	\$500,000	\$271	\$465,000	\$252	107
64	5505778	8/17/2020	Paradise Park Trails	1979	2903	\$805,000	\$277	\$770,000	\$265	590
65	6033341	8/17/2020	Heritage Terrace Lot 1-105	1984	2540	\$750,000	\$295	\$713,000	\$281	132
66	6097632	8/17/2020	Heritage Villlage 2	1979	2013	\$490,000	\$243	\$490,000	\$243	9
67	6107733	8/17/2020	Winfield Place Phase 2 Condominiu	1975	697	\$174,900	\$251	\$181,000	\$260	25
68	6022612	8/18/2020	Park Scottsdale 1-A	1963	1836	\$469,000	\$255	\$469,000	\$255	169
69	6083890	8/18/2020	Villa La Playa	1978	2551	\$748,000	\$293	\$745,000	\$292	45
70	6099510	8/18/2020	La Buena Vida Townhouses	1968	1729	\$319,000	\$184	\$321,000	\$186	40
71	6099667	8/18/2020	Arabian Gardens	1989	1654	\$410,000	\$248	\$415,000	\$251	34
72	6101632	8/18/2020	Winfield Place Phase 1	1975	697	\$169,900	\$244	\$165,000	\$237	39
73	6002768	8/19/2020	Corriente Condominiums	2008	1509	\$550,000	\$364	\$535,000	\$355	286
74	6062709	8/19/2020	Arabian Gardens	1981	2160	\$475,000	\$220	\$475,000	\$220	93
75	6074319	8/19/2020	Villa Royale at Mccormick Ranch Mc	1996	1490	\$365,000	\$245	\$360,000	\$242	82
76	6104045	8/19/2020	Arroyo Verde Unit 2	1980	1925	\$450,000	\$234	\$440,000	\$229	25
77	6084343	8/20/2020	Carriage Square	1979	2360	\$610,000	\$258	\$584,500	\$248	52
78	6099202	8/20/2020	Chateau De Vie	1969	1752	\$369,000	\$211	\$368,000	\$210	48
79	6028538	8/21/2020	Laguna San Juan	1973	1651	\$385,700	\$234	\$381,500	\$231	138
80	6068659	8/21/2020	Santa Fe Subdivision	1979	1890	\$534,000	\$283	\$520,000	\$275	72
81	6068763	8/21/2020	Paseo Villas	1974	1621	\$329,000	\$203	\$320,000	\$197	57
82	6069906	8/21/2020	La Mariposa Villas	1981	2495	\$525,000	\$210	\$515,000	\$206	122
83	6069790	8/21/2020	Cattletrack Ranch Property Division	2014	4952	\$1,995,000	\$403	\$1,970,000	\$398	68
84	6085579	8/21/2020	Heritage Village 1	1979	2368	\$810,000	\$342	\$787,895	\$333	72
85	6094651	8/21/2020	Park Scottsdale 1 Lots 1-181	1962	1795	\$574,995	\$320	\$575,000	\$320	37
86	6107513	8/21/2020	Casitas Chaparral Amd	1974	1517	\$349,999	\$231	\$350,000	\$231	2
87	6110152	8/24/2020	Santa Fe Subdivision Unit 2	1979	1890	\$535,000	\$283	\$540,000	\$286	1
88	6071737	8/25/2020	Casitas Chaparral	1974	1517	\$339,000	\$223	\$343,500	\$226	15
89	6093232	8/25/2020	Scottsdale Links Estates	2000	2820	\$849,000	\$301	\$815,000	\$289	69
90	6101973	8/25/2020	Lincoln Gardens Condominium	1984	1110	\$265,000	\$239	\$265,000	\$239	47
91	6107995	8/25/2020	Paseo Village 2nd Replat	1976	2252	\$675,000	\$300	\$657,500	\$292	12
92	6110422	8/25/2020	Las Palomas	1984	2896	\$639,000	\$221	\$650,000	\$224	12
93	6115495	8/25/2020	La Jolla Blanca	1984	1780	\$480,000	\$270	\$476,000	\$267	6
94	6016394	8/26/2020	Colonia Encantada Cuernavaca Segu	1979	3850	\$1,099,000	\$285	\$1,090,000	\$283	236
95	6114556	8/26/2020	Sands Scottsdale 3	1977	2800	\$1,050,000	\$375	\$1,050,000	\$375	2
96	6076964	8/27/2020	Rancho Antigua Condominiums	1985	1053	\$240,000	\$228	\$235,000	\$223	85
97	6110084	8/27/2020	Lakeside Villas Of Scottsdale	1986	1442	\$354,900	\$246	\$355,000	\$246	2
98	6114456	8/27/2020	Los Tesoros	1983	2134	\$720,000	\$337	\$720,000	\$337	22

99	6043024	8/28/2020	7600 Lincoln	1993	2698	\$1,195,000	\$443	\$1,100,000	\$408	140
100	6080586	8/28/2020	Arroyo Verde	1980	1925	\$434,900	\$226	\$435,000	\$226	77
101	6086673	8/28/2020	Monterra Scottsdale Residences Co	1980	680	\$169,000	\$249	\$172,000	\$253	42
102	6103338	8/28/2020	Casabella Condominiums	1990	1055	\$275,000	\$261	\$285,000	\$270	46
103	6105993	8/28/2020	Villa Hermosa In Mccormick Ranch.	1979	1937	\$675,000	\$348	\$662,500	\$342	3
104	6108926	8/28/2020	Monterey at Mountain View Phase	1991	2794	\$725,000	\$259	\$730,000	\$261	3
105	6116032	8/28/2020	Park Scottsdale 12	1970	2320	\$595,000	\$256	\$615,000	\$265	1
106	6117452	8/28/2020	La Jolla Blanca	1980	1781	\$529,000	\$297	\$530,000	\$298	22
107	6048647	8/31/2020	Sands North Townhouses	1972	3304	\$749,000	\$227	\$700,000	\$212	130
108	6087173	8/31/2020	Park Scottsdale	1970	1876	\$589,000	\$314	\$572,000	\$305	85
109	6095909	8/31/2020	Tierra Feliz 3	2020	3020	\$1,550,000	\$513	\$1,525,000	\$505	69
110	6093511	8/31/2020	Hudson East Condominium	2019	1809	\$509,000	\$281	\$509,000	\$281	74
111	6093520	8/31/2020	Hudson East Condominium	2019	1809	\$497,000	\$275	\$497,000	\$275	74
112	6094910	8/31/2020	Hilton Casitas	1973	2892	\$998,000	\$345	\$930,000	\$322	68
113	6097997	8/31/2020	Hallcraft Villas Scottsdale 2	1980	1233	\$299,000	\$242	\$312,000	\$253	8
114	6103677	8/31/2020	Hayden Estates	1982	1822	\$525,500	\$288	\$525,500	\$288	48
115	6108687	8/31/2020	La Buena Vida Townhouses	1968	1320	\$339,900	\$258	\$339,900	\$258	33

#### OVERVIEW

Sales Month / Year	August 2020 Sales
Homes Closed:	115
Average List Price (\$/SF):	\$275.39
Average Sale Price (\$/SF):	\$269.98
Average Days on Market:	70

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