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### McCormick Ranch Sold Homes - August 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6563828	08/01/23	Suggs Rancho McCormick	1979	1712	\$749,000	\$438	\$725,000	\$423	34
2	6580637	08/01/23	Park Scottsdale	1963	1668	\$700,000	\$420	\$615,000	\$369	0
3	6549874	08/02/23	Belcara at McCormick Ranch	1979	901	\$330,000	\$366	\$312,000	\$346	82
4	6582687	08/02/23	Los Tesoros	1981	2478	\$1,025,000	\$414	\$1,035,000	\$418	1
5	6574824	08/03/23	Winfield Place	1975	1002	\$349,000	\$348	\$351,000	\$350	19
6	6491224	08/03/23	Villa Monterey	1967	1578	\$459,900	\$291	\$440,000	\$279	232
7	6556339	08/04/23	Camelview Greens	1987	1644	\$879,999	\$535	\$800,000	\$487	81
8	6551852	08/04/23	La Buena Vida	1968	1608	\$479,000	\$298	\$476,278	\$296	67
9	6584517	08/04/23	Sands North	1972	1984	\$1,050,000	\$529	\$1,050,000	\$529	31
10	6559401	08/04/23	Vista Del Cielo	1980	2204	\$1,100,000	\$499	\$1,050,000	\$476	55
11	6567845	08/07/23	Hudson East	2019	1809	\$699,000	\$386	\$699,000	\$386	45
12	6572389	08/07/23	Casas Dia Festivo	1984	1758	\$625,000	\$356	\$550,000	\$313	26
13	6582544	08/08/23	Palo Viento	1977	3105	\$2,195,000	\$707	\$2,100,000	\$676	10
14	6569132	08/08/23	Estados De La Mancha	1982	4035	\$2,195,000	\$544	\$2,195,000	\$544	8
15	6573841	08/08/23	Los Abrigados	1995	2210	\$885,000	\$400	\$885,000	\$400	40
16	6518814	08/08/23	Estados De La Mancha	1979	2793	\$1,745,000	\$625	\$1,700,000	\$609	105
17	6580865	08/08/23	Vista Bonita	1957	2860	\$1,950,000	\$682	\$2,030,000	\$710	18
18	6576549	08/10/23	Briarwood	1982	2586	\$699,900	\$271	\$679,000	\$263	12
19	6558668	08/10/23	Playa Del Sur	1980	3061	\$1,760,000	\$575	\$1,760,000	\$575	77
20	6573023	08/10/23	Hallcraft Villas Scottsdale	1980	976	\$350,000	\$359	\$346,000	\$355	48
21	6580763	08/10/23	Sienna	1994	1073	\$429,999	\$401	\$420,000	\$391	4
22	6554406	08/10/23	7600 Lincoln	1993	1886	\$1,100,000	\$583	\$1,040,000	\$551	69
23	6535480	08/11/23	Paradise Park Trails	1978	3681	\$2,425,000	\$659	\$2,280,000	\$619	110
24	6574716	08/11/23	Rancho Antigua	1985	1053	\$369,000	\$350	\$366,000	\$348	43
25	6582387	08/11/23	Sands Scottsdale	1979	1656	\$600,000	\$362	\$540,000	\$326	0
26	6563425	08/15/23	Chateau De Vie	1972	1088	\$479,000	\$440	\$460,000	\$423	25
27	6557319	08/15/23	Del Norte Gardens	1979	2529	\$750,000	\$297	\$750,000	\$297	35
28	6576740	08/15/23	Pleasant Run	1979	1590	\$665,000	\$418	\$635,000	\$399	5
29	6565766	08/16/23	Palm Cove	1994	1279	\$536,000	\$419	\$528,000	\$413	20
30	6588114	08/16/23	Paradise Park Manor	1981	2373	\$1,150,000	\$485	\$1,115,000	\$470	3
31	6561645	08/16/23	La Buena Vida	1968	1676	\$595,000	\$355	\$565,000	\$337	24
32	6572124	08/17/23	Park Scottsdale	2023	4046	\$2,494,000	\$616	\$2,400,000	\$593	36
33	6572216	08/17/23	Vista De La Tierra	1978	3016	\$1,998,000	\$662	\$1,800,000	\$597	54
34	6577613	08/18/23	Villa De Bendita	1980	2267	\$889,000	\$392	\$852,500	\$376	43
35	6579440	08/18/23	Park Scottsdale	1962	1462	\$799,000	\$547	\$780,000	\$534	38
36	6496792	08/18/23	McCormick Place South	1975	1044	\$459,900	\$441	\$459,000	\$440	197
37	6574834	08/18/23	Belcara at McCormick Ranch	1979	780	\$315,000	\$404	\$285,000	\$365	24
38	6573499	08/18/23	McCormick Ranch	1978	1748	\$799,000	\$457	\$761,000	\$435	49
39	6572294	08/18/23	Indian Shadows	1963	2368	\$879,000	\$371	\$875,000	\$370	4
40	6572617	08/21/23	Hallcraft Villas Scottsdale	1974	1053	\$348,000	\$330	\$310,000	\$294	60
41	6568618	08/21/23	Park Scottsdale	1966	2168	\$894,500	\$413	\$894,500	\$413	2
42	6578981	08/22/23	Paseo Village	1974	2172	\$1,194,000	\$550	\$1,175,000	\$541	29

43	6587750	08/22/23	Las Villas	1980	2394	\$849,900	\$355	\$853,500	\$357	5
44	6553047	08/23/23	Rancho Antigua	1985	1053	\$422,500	\$401	\$375,000	\$356	88
45	6582374	08/23/23	Sands McCormick	1987	2482	\$900,000	\$363	\$888,000	\$358	21
46	6558999	08/23/23	Park Scottsdale	1965	1779	\$900,000	\$506	\$880,000	\$495	66
47	6575134	08/24/23	Belcara at McCormick Ranch	1979	1073	\$345,000	\$322	\$350,000	\$326	8
48	6511407	08/24/23	Sands Scottsdale	1978	1656	\$599,900	\$362	\$575,000	\$347	180
49	6587747	08/24/23	Sands Scottsdale	1975	2604	\$975,000	\$374	\$975,000	\$374	32
50	6538500	08/25/23	Sands Scottsdale	1979	2159	\$1,150,000	\$533	\$1,100,000	\$509	140
51	6570106	08/25/23	Corriente	2014	1364	\$569,900	\$418	\$559,000	\$410	47
52	6582276	08/25/23	Colony at Scottsdale	1975	1539	\$509,000	\$331	\$520,000	\$338	3
53	6553528	08/28/23	Paseo Village	1974	1984	\$865,000	\$436	\$850,000	\$428	79
54	6591788	08/28/23	Park Lane	1977	1290	\$649,990	\$504	\$660,000	\$512	13
55	6540832	08/28/23	Sandpiper Scottsdale	1973	1752	\$850,000	\$485	\$800,000	\$457	144
56	6554763	08/29/23	7600 Lincoln	1993	2698	\$2,200,000	\$815	\$1,915,000	\$710	90
57	6570905	08/29/23	Heritage Village	1978	1989	\$759,900	\$382	\$759,900	\$382	55
58	6591147	08/29/23	Park Scottsdale	1965	1637	\$599,900	\$366	\$600,000	\$367	20
59	6584660	08/30/23	Paseo Village	1976	1740	\$749,900	\$431	\$749,000	\$430	72
60	6571165	08/30/23	Santo Tomas Scottsdale	1978	2080	\$799,900	\$385	\$762,400	\$367	62
61	6579117	08/30/23	Park Scottsdale	1966	1879	\$1,150,000	\$612	\$1,075,000	\$572	52
62	6592699	08/30/23	Chateau De Vie	1979	1620	\$425,000	\$262	\$410,000	\$253	15
63	6561992	08/30/23	Park Scottsdale	1966	3185	\$1,375,000	\$432	\$1,375,000	\$432	67
64	6588532	08/30/23	Arroyo Verde Homes	1979	1256	\$479,900	\$382	\$485,000	\$386	1
65	6573602	08/30/23	Sienna	1994	731	\$287,000	\$393	\$270,000	\$369	29
66	6596302	08/31/23	Park Scottsdale	1962	1689	\$595,000	\$352	\$537,900	\$318	0
67	6590112	08/31/23	Chateau De Vie	1974	1314	\$349,000	\$266	\$365,000	\$278	23
68	6398091	08/31/23	Park Scottsdale	1965	1613	\$848,980	\$526	\$855,000	\$530	462
69	6592521	08/31/23	Villa Monterey	1973	1103	\$380,000	\$345	\$387,000	\$351	3
70	6565275	08/31/23	Santa Fe Subdivision	1979	1812	\$820,000	\$453	\$785,000	\$433	53
71	6543356	08/31/23	Winfield Place	1975	697	\$288,900	\$414	\$285,000	\$409	125
72	6559020	08/31/23	Meridian on McCormick Ranch	1990	1813	\$849,900	\$469	\$830,000	\$458	30

#### OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	August 2023 Sales
Homes Closed:	72
Average List Price (\$/SF):	\$439.84
Average Sale Price (\$/SF):	\$425.66
Average Days on Market:	53



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