



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - December 2020

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6138492	12/1/2020	Winfield Place	1975	1002	\$232,000	\$232	\$225,000	\$225	31
2	6153783	12/1/2020	Park Scottsdale 1 Lots 1-181	1961	1702	\$499,900	\$294	\$510,000	\$300	6
3	6146885	12/2/2020	Heritage Village 1 at Mccormick Ran	1979	2552	\$784,900	\$308	\$784,900	\$308	31
4	6147264	12/2/2020	Paseo Vista	1977	1917	\$775,000	\$404	\$800,200	\$417	6
5	6153175	12/2/2020	La Mariposa Villas	1987	1804	\$550,000	\$305	\$550,000	\$305	5
6	6140919	12/3/2020	Estados De La Mancha Lot 1-91	1982	3907	\$1,685,000	\$431	\$1,655,000	\$424	50
7	6141892	12/3/2020	Paradise View Villas Condominiums	2003	1387	\$445,900	\$321	\$420,000	\$303	19
8	6144364	12/3/2020	Hallcraft Villas Scottsdale 2	1974	792	\$278,000	\$351	\$274,000	\$346	45
9	6151431	12/3/2020	Chateau De Vie Iii	1969	1302	\$344,900	\$265	\$335,302	\$258	24
10	6132538	12/4/2020	Vista Bonita 2 Lot 33-44	1959	3103	\$1,050,000	\$338	\$1,050,000	\$338	47
11	6133598	12/4/2020	Park Scottsdale 6	1964	2148	\$640,000	\$298	\$630,000	\$293	79
12	6153774	12/4/2020	Scottsdale Park Villas	1974	1346	\$394,700	\$293	\$410,000	\$305	4
13	6137765	12/4/2020	Heritage Village 3 Lot 1-166 Tr A-E	1980	2006	\$549,000	\$274	\$535,000	\$267	71
14	6145824	12/4/2020	El Paseo	1980	2034	\$659,900	\$324	\$662,000	\$325	5
15	6152846	12/4/2020	Sands Mccormick Townhomes 2	1985	1686	\$625,000	\$371	\$630,000	\$374	2
16	6064661	12/7/2020	Winfield Place Phase 2	1975	1002	\$216,500	\$216	\$200,000	\$200	242
17	6131380	12/7/2020	Paradise Park Trails 2	1984	3430	\$809,000	\$236	\$800,000	\$233	86
18	6142120	12/7/2020	Paradise Park Trails 2	1980	3374	\$779,000	\$231	\$735,000	\$218	42
19	6154480	12/7/2020	Park Scottsdale 2	1961	1347	\$615,000	\$457	\$515,000	\$382	10
20	6153368	12/7/2020	Belcara at Mccormick Ranch Condo	1979	658	\$175,000	\$266	\$180,000	\$274	2
21	6164660	12/7/2020	Walden Place	1980	1809	\$439,000	\$243	\$450,000	\$249	13
22	6123834	12/8/2020	Mountain View East	1979	2781	\$1,200,000	\$431	\$1,200,000	\$431	67
23	6148747	12/8/2020	Artesia Condominiums	2009	1012	\$349,500	\$345	\$335,000	\$331	127
24	6151305	12/8/2020	Monterey at Mountain View Phase	1993	2795	\$849,900	\$304	\$770,000	\$275	41
25	6151528	12/8/2020	Cabrillo Square	1985	1304	\$369,000	\$283	\$360,000	\$276	56
26	6160764	12/8/2020	Privado Village	1982	2832	\$1,000,000	\$353	\$1,000,000	\$353	0
27	6138194	12/9/2020	Artesia Condominiums	2009	1573	\$480,000	\$305	\$480,000	\$305	55
28	6143013	12/9/2020	Santa Fe Subdivision Unit Two Lot 1	1979	1890	\$529,000	\$280	\$527,000	\$279	43
29	6154877	12/9/2020	La Mariposa Villas	1987	1980	\$585,000	\$295	\$588,000	\$297	25
30	6162660	12/9/2020	Rancho Antigua Condominiums	1985	1053	\$250,000	\$237	\$245,000	\$233	14
31	6132475	12/10/2020	Heritage Village 3	1983	1930	\$569,950	\$295	\$560,000	\$290	87
32	6139644	12/10/2020	Indian Bend Village No 4 1-20 59-75	1982	1744	\$459,000	\$263	\$462,000	\$265	44
33	6147661	12/10/2020	Parkcrest	1963	1533	\$525,000	\$342	\$555,000	\$362	6
34	6151060	12/10/2020	Camello Vista 1	1974	1364	\$399,000	\$293	\$399,000	\$293	50
35	6155583	12/10/2020	Chateau De Vie	1969	1704	\$375,000	\$220	\$380,000	\$223	38
36	6157149	12/10/2020	Traviata Condominiums	2004	906	\$298,700	\$330	\$298,700	\$330	2
37	6157214	12/10/2020	Scottsdale Links Estates	2002	2097	\$649,000	\$309	\$625,000	\$298	22
38	6157812	12/10/2020	Briarwood 6 Phase 2	1985	2741	\$650,000	\$237	\$600,000	\$219	13
39	6160602	12/10/2020	Belcara at Mccormick Ranch Condo	1979	874	\$188,000	\$215	\$186,000	\$213	27
40	6151419	12/11/2020	Park Scottsdale 1 Lots 1-181	1961	1808	\$629,999	\$348	\$625,000	\$346	47
41	6154869	12/11/2020	Colonia Encantada Cuernavaca Segu	1980	2938	\$1,075,000	\$366	\$1,069,000	\$364	18

42	6158487	12/11/2020	Park Scottsdale 3 Lots 551-620	1962	1628	\$475,000	\$292	\$525,000	\$322	2
43	6159604	12/11/2020	Las Colinas	1981	664	\$185,000	\$279	\$185,000	\$279	6
44	6162077	12/11/2020	Park Scottsdale 2	1962	1795	\$449,900	\$251	\$465,000	\$259	0
45	6147809	12/14/2020	Paradise Park Trails	1979	2965	\$985,000	\$332	\$952,500	\$321	31
46	6138653	12/14/2020	Estados De La Mancha Lot 1-91	1985	3537	\$950,000	\$269	\$940,000	\$266	18
47	6165704	12/14/2020	Santa Fe Subdivision Unit 2	1979	1982	\$679,000	\$343	\$679,000	\$343	2
48	6166351	12/14/2020	Park Scottsdale 1 Lots 1-181	1961	1372	\$400,000	\$292	\$425,000	\$310	2
49	6133419	12/15/2020	Lakeside Villas Of Scottsdale 1	1986	1241	\$325,000	\$262	\$330,500	\$266	2
50	6151311	12/15/2020	Santa Fe Amd	1978	2151	\$672,500	\$313	\$655,000	\$305	39
51	6155798	12/15/2020	Cattle Track Art District	1969	1466	\$875,000	\$597	\$885,000	\$604	0
52	6157640	12/15/2020	Arroyo Verde Unit 2	1980	1288	\$385,000	\$299	\$385,000	\$299	39
53	6161179	12/15/2020	Villa Antano	1986	2465	\$699,900	\$284	\$699,900	\$284	5
54	6162799	12/15/2020	Topaz By Starpointe Replat	2013	3438	\$1,579,000	\$459	\$1,550,000	\$451	28
55	6121940	12/16/2020	Artesia Condominiums	2009	1001	\$275,000	\$275	\$275,000	\$275	115
56	6153694	12/16/2020	Mccormick Place South Condominiu	1975	1044	\$275,000	\$263	\$275,000	\$263	48
57	6157233	12/16/2020	Mccormick Ranch / Villa Hermosa	1984	1634	\$599,900	\$367	\$599,900	\$367	6
58	6160517	12/16/2020	Arroyo Verde Unit 2	1983	1288	\$395,000	\$307	\$404,000	\$314	21
59	6166944	12/16/2020	Indian Bend Village	1982	1438	\$428,000	\$298	\$422,000	\$293	10
60	6166862	12/16/2020	La Cuesta	1979	2293	\$610,000	\$266	\$645,000	\$281	1
61	6138465	12/17/2020	Los Abrigados	1995	3069	\$889,000	\$290	\$870,000	\$283	58
62	6137801	12/17/2020	Monterra Scottsdale Residences Coi	1980	891	\$195,000	\$219	\$190,000	\$213	56
63	6154233	12/17/2020	Briarwood 4	1980	2697	\$470,000	\$174	\$450,000	\$167	49
64	6160111	12/17/2020	Las Colinas	1981	664	\$199,000	\$300	\$199,000	\$300	28
65	6153617	12/17/2020	Paseo Villas	1974	1621	\$485,000	\$299	\$472,000	\$291	49
66	6083440	12/18/2020	7600 Lincoln Lot 1-113 Tr A-T	1993	2481	\$944,900	\$381	\$944,900	\$381	198
67	6141769	12/18/2020	Hallcraft Villas Scottsdale Two Tog v	1980	976	\$280,000	\$287	\$270,800	\$277	52
68	6137538	12/18/2020	La Cuesta	1979	2353	\$600,000	\$255	\$595,000	\$253	34
69	6147994	12/18/2020	Villa De Vallarta Unit 2	1984	1116	\$250,000	\$224	\$250,000	\$224	68
70	6153864	12/18/2020	Park Scottsdale Townhouse Unit Tw	1964	1584	\$317,888	\$201	\$317,888	\$201	2
71	6156140	12/18/2020	Mccormick Place South Condominiu	1975	1044	\$280,000	\$268	\$275,000	\$263	43
72	6160401	12/18/2020	Heritage Village 3	1980	1935	\$700,000	\$362	\$725,000	\$375	4
73	6160515	12/18/2020	Park Lane 4	1979	1607	\$459,950	\$286	\$460,000	\$286	0
74	6124981	12/21/2020	Santa Fe Amd	1978	1890	\$510,000	\$270	\$490,000	\$259	104
75	6152721	12/21/2020	Camello Vista 1	1974	1364	\$429,000	\$315	\$421,400	\$309	56
76	6163515	12/21/2020	Park Scottsdale 2	1961	1680	\$475,000	\$283	\$439,000	\$261	45
77	6166354	12/21/2020	Parkcrest	1963	2034	\$645,000	\$317	\$665,000	\$327	21
78	6157667	12/22/2020	Sandpiper Scottsdale 3	1974	2382	\$670,000	\$281	\$700,000	\$294	25
79	6149182	12/22/2020	Palo Viento 1	1977	2999	\$1,199,000	\$400	\$1,078,965	\$360	42
80	6155031	12/22/2020	Camello Vista 1 P/D 86-568914	1974	1329	\$379,000	\$285	\$379,000	\$285	50
81	6161421	12/22/2020	Villa Antigua Scottsdale Condominiu	1986	1036	\$249,900	\$241	\$255,000	\$246	36
82	6155365	12/22/2020	Monterra Scottsdale Residences Coi	1980	680	\$188,000	\$276	\$179,500	\$264	51
83	6165745	12/22/2020	Las Colinas	1981	919	\$230,000	\$250	\$234,000	\$255	13
84	6167985	12/22/2020	Park Scottsdale 9 Amd	1967	1574	\$499,900	\$318	\$500,000	\$318	5
85	6116582	12/23/2020	Vista De La Tierra	1978	3402	\$1,050,000	\$309	\$965,000	\$284	91
86	6148566	12/23/2020	Mccormick Place South Condominiu	1975	1044	\$256,000	\$245	\$254,000	\$243	17
87	6150725	12/28/2020	Plaza Amd	1983	1961	\$749,000	\$382	\$739,000	\$377	43
88	6154533	12/28/2020	Las Colinas	1981	664	\$182,500	\$275	\$180,000	\$271	15
89	6158076	12/28/2020	Tierra	1981	3475	\$875,000	\$252	\$900,000	\$259	22
90	6157606	12/28/2020	Santo Tomas Scottsdale Lot 110-112	1988	2050	\$429,500	\$210	\$429,500	\$210	3
91	6160562	12/28/2020	Park Scottsdale 3 Lots 551-620	1962	2163	\$739,915	\$342	\$717,500	\$332	46
92	6174168	12/28/2020	Lincoln Place	1997	3668	\$1,775,000	\$484	\$1,775,000	\$484	28
93	6100510	12/29/2020	Las Palomas	1980	2912	\$765,000	\$263	\$690,000	\$237	158
94	6122276	12/29/2020	Camello Vista 1	1974	1364	\$359,000	\$263	\$359,000	\$263	51
95	6163254	12/29/2020	The Plaza	1983	1851	\$700,000	\$378	\$695,000	\$375	50
96	6162573	12/29/2020	Estados De La Mancha	1981	2496	\$775,000	\$310	\$825,000	\$331	0
97	6166987	12/29/2020	Chateau De Vie 3	1969	1302	\$325,000	\$250	\$328,250	\$252	27
98	6143701	12/30/2020	Laguna San Juan	1973	1543	\$434,900	\$282	\$420,000	\$272	87

99	6126175	12/30/2020	Villa Monterey	1968	1316	\$339,500	\$258	\$339,500	\$258	93
100	6128473	12/30/2020	Monterra Scottsdale Residences Co	1980	680	\$178,000	\$262	\$178,000	\$262	71
101	6138228	12/30/2020	La Cuesta	1979	2273	\$689,000	\$303	\$682,000	\$300	96
102	6144328	12/30/2020	Heritage Village 2	1978	1943	\$565,000	\$291	\$550,000	\$283	40
103	6149864	12/30/2020	Villa Monterey 6	1967	1874	\$510,000	\$272	\$510,000	\$272	71
104	6165640	12/30/2020	Briarwood 2	1976	2240	\$400,000	\$179	\$405,000	\$181	21
105	6167839	12/30/2020	Arroyo Verde Homes	1979	1256	\$415,000	\$330	\$405,000	\$322	27
106	6168768	12/30/2020	Rancho Antigua Condominiums	1985	826	\$185,000	\$224	\$188,000	\$228	24
107	6087655	12/31/2020	Villa De Vallarta 2	1984	1116	\$314,999	\$282	\$310,000	\$278	206
108	6132638	12/31/2020	Continental Villas	1970	2000	\$404,938	\$202	\$395,000	\$198	63
109	6152244	12/31/2020	Paradise Park Manor 2	1982	3489	\$1,425,000	\$408	\$1,400,000	\$401	41
110	6161185	12/31/2020	Lincoln Gardens Condominium	1984	1110	\$265,000	\$239	\$260,000	\$234	17
111	6167872	12/31/2020	Continental Villas	1970	1352	\$350,000	\$259	\$350,000	\$259	3
112	6170385	12/31/2020	Sands Scottsdale	1974	3440	\$675,000	\$196	\$665,000	\$193	19

OVERVIEW

Sales Month / Year	December 2020 Sales
Homes Closed:	112
Average List Price (\$/SF):	\$297.21
Average Sale Price (\$/SF):	\$294.43
Average Days on Market:	40

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