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McCormick Ranch Sold Homes - December 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6626373	12/01/23	Corriente	2014	1625	\$670,000	\$412	\$665,000	\$409	31
2	6636620	12/02/23	Park Scottsdale 3	1962	2163	\$577,000	\$267	\$577,000	\$267	0
3	6607752	12/04/23	Spanish Oaks 2	1979	1892	\$675,000	\$357	\$655,000	\$346	45
4	6622997	12/04/23	Sands Scottsdale 2	1979	1800	\$640,000	\$356	\$640,000	\$356	8
5	6561651	12/05/23	Heritage Village 2	1979	1969	\$799,000	\$406	\$775,000	\$394	187
6	6624015	12/05/23	Casabella	1990	1262	\$530,000	\$420	\$515,000	\$408	20
7	6620342	12/05/23	Santa Fe II	1983	2088	\$700,000	\$335	\$705,000	\$338	6
8	6630162	12/06/23	Cuernavaca	1975	3050	\$2,800,000	\$918	\$2,769,500	\$908	0
9	6618148	12/07/23	Casas Dia Festivo	1984	1758	\$819,900	\$466	\$810,000	\$461	26
10	6623123	12/11/23	Paseo Vista	1977	1655	\$985,000	\$595	\$985,000	\$595	45
11	6614028	12/11/23	Country Horizons	1986	2866	\$1,795,000	\$626	\$1,795,000	\$626	15
12	6609368	12/12/23	7600 Lincoln	1993	1907	\$1,150,000	\$603	\$1,065,000	\$558	78
13	6626140	12/12/23	Villa Monterey 7	1968	1558	\$495,000	\$318	\$490,000	\$315	39
14	6588714	12/12/23	Parkcrest	1962	1848	\$735,600	\$398	\$735,600	\$398	125
15	6630444	12/12/23	Sienna	1994	731	\$280,000	\$383	\$275,000	\$376	8
16	6622229	12/12/23	Camello Vista 1	1974	1329	\$530,000	\$399	\$530,000	\$399	1
17	6542279	12/12/23	Chateau De Vie 4	1969	1896	\$400,000	\$211	\$370,000	\$195	247
18	6634390	12/13/23	Rancho Antigua	1985	1053	\$315,000	\$299	\$315,000	\$299	2
19	6619650	12/13/23	Scottsdale Monterey	1979	1638	\$535,000	\$327	\$520,000	\$317	48
20	6627390	12/14/23	Casabella	1990	1076	\$440,000	\$409	\$440,000	\$409	11
21	6636575	12/15/23	Park Scottsdale 1	1961	1382	\$485,000	\$351	\$472,500	\$342	1
22	6585697	12/15/23	Winfield Place Phase 2	1975	1002	\$335,000	\$334	\$310,000	\$309	116
23	6605811	12/15/23	La Buena Vida	1968	1608	\$459,000	\$285	\$436,500	\$271	61
24	6611258	12/15/23	Villa Antano	1985	1836	\$850,000	\$463	\$880,000	\$479	95
25	6629739	12/15/23	Villa Antigua Scottsdale	1986	755	\$310,000	\$411	\$300,000	\$397	34
26	6626858	12/15/23	Sands Scottsdale 5	1981	2159	\$989,000	\$458	\$989,000	\$458	43
27	6630905	12/15/23	Los Abrigados	1998	2210	\$899,000	\$407	\$880,000	\$398	20
28	6612846	12/15/23	Briarwood 2	1976	2441	\$825,000	\$338	\$820,000	\$336	47
29	6625119	12/15/23	Vista Bonita 3	1968	2092	\$1,025,000	\$490	\$1,035,000	\$495	4
30	6611250	12/15/23	El Paseo	1983	2034	\$835,000	\$411	\$810,000	\$398	63
31	6610321	12/15/23	Belcara at McCormick Ranch	1979	780	\$297,500	\$381	\$297,500	\$381	55
32	6626414	12/15/23	Laguna San Juan	1973	2020	\$739,000	\$366	\$700,000	\$347	35
33	6623703	12/15/23	Briarwood	1974	2219	\$874,900	\$394	\$860,000	\$388	15
34	6628976	12/15/23	Camello Vista 1	1974	1364	\$500,000	\$367	\$510,000	\$374	2
35	6626890	12/16/23	Las Colinas	1981	664	\$266,900	\$402	\$255,000	\$384	11
36	6608482	12/19/23	Lakeside Villas of Scottsdale 1	1986	1399	\$464,000	\$332	\$510,000	\$365	14
37	6619122	12/20/23	Winfield Place Phase 2	1975	1002	\$263,000	\$262	\$245,000	\$245	33
38	6597471	12/21/23	Park Scottsdale 2	1961	1932	\$899,000	\$465	\$850,000	\$440	100
39	6635910	12/21/23	Villa Antigua Scottsdale	1986	1036	\$355,000	\$343	\$343,000	\$331	12
40	6635314	12/21/23	Parkcrest	1963	2262	\$995,000	\$440	\$972,500	\$430	23
41	6594322	12/26/23	Lincoln Gardens	1984	1110	\$365,000	\$329	\$355,000	\$320	115
42	6637035	12/26/23	Traviata	2004	1266	\$550,000	\$434	\$535,000	\$423	16

43	6635724	12/27/23	Corriente	2013	1625	\$695,000	\$428	\$695,000	\$428	28
44	6624863	12/28/23	Sands North	1972	2044	\$784,000	\$384	\$740,000	\$362	44
45	6602402	12/28/23	Scottsdale Monterey	1979	1841	\$678,000	\$368	\$670,000	\$364	113
46	6583137	12/28/23	Heritage Terrace	1983	2820	\$1,699,900	\$603	\$1,699,900	\$603	153
47	6636521	12/29/23	Sands North	1972	2044	\$1,150,000	\$563	\$1,050,000	\$514	28
48	6621062	12/29/23	Park Scottsdale 12	1970	2489	\$1,295,000	\$520	\$1,250,000	\$502	45
49	6571705	12/29/23	Casa Encantadora	1983	2204	\$1,349,000	\$612	\$1,300,000	\$590	175

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	December 2023 Sales
Homes Closed:	49
Average List Price (\$/SF):	\$417.24
Average Sale Price (\$/SF):	\$409.12
Average Days on Market:	50

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