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McCormick Ranch Sold Homes - December 2024

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6785574	12/02/24	Heritage Village	1981	1938	\$825,000	\$426	\$825,000	\$426	3
2	6765847	12/02/24	Winfield Place	1975	1002	\$368,900	\$368	\$352,500	\$352	61
3	6693927	12/03/24	Sandpiper Scottsdale	1973	2382	\$895,000	\$376	\$800,000	\$336	189
4	6770942	12/04/24	Winfield Place	1975	1002	\$355,000	\$354	\$346,000	\$345	51
5	6776556	12/04/24	Paradise Park Trails	1979	2170	\$1,150,000	\$530	\$1,150,000	\$530	2
6	6763355	12/04/24	Mountain View East	1982	2944	\$1,350,000	\$459	\$1,200,000	\$408	67
7	6781618	12/04/24	Winfield Place	1975	690	\$285,000	\$413	\$280,500	\$407	27
8	6744276	12/04/24	Santo Tomas	1979	2140	\$765,000	\$357	\$745,000	\$348	73
9	6752218	12/05/24	Park Scottsdale	1964	1408	\$375,000	\$266	\$370,000	\$263	93
10	6772036	12/05/24	Paradise Park Trails	1979	2032	\$1,090,000	\$536	\$980,000	\$482	6
11	6780144	12/05/24	Winfield Place	1975	1002	\$280,000	\$279	\$247,500	\$247	24
12	6770984	12/05/24	Paradise Park Trails	1979	2322	\$1,325,000	\$571	\$1,325,000	\$571	0
13	6743631	12/05/24	Sands North	2016	3401	\$1,398,000	\$411	\$1,337,500	\$393	76
14	6748588	12/05/24	Park Scottsdale 1	1961	1935	\$635,000	\$328	\$620,000	\$320	82
15	6775570	12/05/24	Pleasant Run	1979	1590	\$650,000	\$409	\$640,000	\$403	25
16	6725825	12/05/24	Parkcrest	1966	1881	\$724,000	\$385	\$700,000	\$372	124
17	6743751	12/05/24	Chateau De Vie 7	1973	1440	\$459,990	\$319	\$459,990	\$319	78
18	6783468	12/06/24	Parkcrest	1964	1444	\$519,900	\$360	\$565,000	\$391	4
19	6764350	12/09/24	Park Lane 1	1978	1571	\$840,000	\$535	\$835,000	\$532	10
20	6779499	12/09/24	Scottsdale In Towne Villas	1979	1274	\$660,000	\$518	\$640,000	\$502	16
21	6774339	12/09/24	Casa Serena	1992	1706	\$829,000	\$486	\$829,000	\$486	23
22	6773719	12/09/24	Scottsdale Monterey	1980	1638	\$700,000	\$427	\$680,000	\$415	41
23	6763296	12/10/24	Sienna	1994	1075	\$399,900	\$372	\$390,000	\$363	59
24	6751952	12/10/24	El Paseo	1981	1846	\$785,000	\$425	\$785,000	\$425	64
25	6781776	12/10/24	Winfield Place	1975	1002	\$360,000	\$359	\$340,000	\$339	32
26	6754493	12/10/24	Las Colinas	1981	560	\$289,500	\$517	\$270,000	\$482	82
27	6743961	12/10/24	Villa Hermosa	1983	2404	\$1,434,995	\$597	\$1,434,995	\$597	96
28	6779447	12/10/24	McCormick Ranch	1979	2208	\$995,000	\$451	\$1,035,000	\$469	32
29	6759220	12/11/24	Heritage Village 3	1981	1938	\$799,000	\$412	\$787,000	\$406	84
30	6775629	12/11/24	Camelback Mountain View Estates	1979	1485	\$595,000	\$401	\$579,000	\$390	48
31	6775295	12/11/24	Villa Monterey 8	1973	1510	\$535,000	\$354	\$525,000	\$348	10
32	6756452	12/12/24	Santa Maria Villas	1979	1178	\$490,000	\$416	\$480,000	\$407	65
33	6764057	12/12/24	Villa Antano	1987	1490	\$655,000	\$440	\$645,000	\$433	65
34	6746136	12/12/24	La Casa Rica 3	1987	2061	\$839,900	\$408	\$839,900	\$408	114
35	6715488	12/12/24	Las Colinas	1981	560	\$274,999	\$491	\$265,000	\$473	189
36	6776004	12/12/24	Villa De Vallarta	1980	1274	\$410,000	\$322	\$400,000	\$314	49
37	6787954	12/12/24	Paseo Village	1974	2586	\$1,075,000	\$416	\$1,075,000	\$416	35
38	6750243	12/13/24	Cabrillo Square	1988	1601	\$699,900	\$437	\$665,000	\$415	105
39	6754214	12/16/24	Las Colinas	1981	664	\$265,000	\$399	\$255,000	\$384	100
40	6704350	12/16/24	Tierra Feliz 3	1981	3418	\$1,349,950	\$395	\$1,275,000	\$373	185
41	6744066	12/16/24	Winfield Place	1975	1002	\$349,000	\$348	\$335,000	\$334	104
42	6778581	12/16/24	Artesia	2009	1573	\$600,000	\$381	\$590,000	\$375	12

43	6773666	12/17/24	Hallcraft Villas	1974	924	\$339,000	\$367	\$315,000	\$341	23
44	6783941	12/17/24	Sands Scottsdale	1977	1995	\$850,000	\$426	\$860,000	\$431	33
45	6757647	12/17/24	Park Scottsdale 5	1963	1608	\$720,000	\$448	\$659,900	\$410	79
46	6761474	12/17/24	Del Norte Gardens	1979	2187	\$749,000	\$342	\$744,000	\$340	50
47	6754205	12/18/24	La Casa Rica	1979	1831	\$724,900	\$396	\$685,000	\$374	69
48	6782283	12/18/24	Arabian Gardens	1988	1698	\$860,000	\$506	\$855,000	\$504	39
49	6684424	12/19/24	Chateau De Vie 4	1969	1896	\$439,800	\$232	\$439,800	\$232	238
50	6774169	12/20/24	Las Palomas	1983	1816	\$1,119,000	\$616	\$1,119,000	\$616	42
51	6781283	12/20/24	Park Scottsdale	1963	2269	\$1,435,000	\$632	\$1,375,000	\$606	30
52	6749028	12/20/24	Park Scottsdale 6	1963	1590	\$739,000	\$465	\$708,000	\$445	116
53	6779037	12/20/24	Briarwood 3	1978	2475	\$875,000	\$354	\$850,000	\$343	31
54	6790461	12/20/24	Camello Vista	1974	1335	\$549,000	\$411	\$549,000	\$411	17
55	6785154	12/20/24	Carriage Square	1979	1988	\$845,000	\$425	\$829,000	\$417	0
56	6779591	12/20/24	Park Scottsdale 2	1960	1795	\$800,000	\$446	\$785,000	\$437	53
57	6771718	12/23/24	7600 Lincoln	1993	2698	\$1,450,000	\$537	\$1,405,000	\$521	5
58	6785748	12/27/24	Cabrillo Square	1985	1601	\$725,000	\$453	\$720,000	\$450	39
59	6737100	12/30/24	Suggs Rancho McCormick	1979	1930	\$899,000	\$466	\$820,000	\$425	141
60	6771645	12/30/24	Villa Palo Verde	1983	1489	\$765,000	\$514	\$750,000	\$504	78
61	6778463	12/30/24	Laguna San Juan	1973	1703	\$596,500	\$350	\$570,000	\$335	60
62	6751875	12/31/24	La Mariposa Villas	1981	2500	\$994,999	\$398	\$976,250	\$391	72
63	6758399	12/31/24	Los Tesoros	1983	2480	\$1,899,000	\$766	\$1,800,000	\$726	81

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	December 2024 Sales
Homes Closed:	63
Average List Price (\$/SF):	\$428.66
Average Sale Price (\$/SF):	\$416.79
Average Days on Market:	62

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