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McCormick Ranch Sold Homes - December 2025

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6905498	12/01/25	Park Scottsdale 1	1962	1620	\$757,500	\$468	\$722,500	\$446	71
2	6900169	12/01/25	Colony at Scottsdale	1975	1295	\$515,000	\$398	\$505,000	\$390	120
3	6873476	12/01/25	Park Scottsdale 8	1966	1689	\$875,000	\$518	\$850,000	\$503	181
4	6923020	12/01/25	Paradise Park Manor 2	1983	1987	\$1,095,000	\$551	\$1,037,500	\$522	71
5	6930192	12/02/25	Villa Royale	1996	1490	\$519,999	\$349	\$490,000	\$329	26
6	6943740	12/02/25	Cuernavaca	1975	2323	\$999,999	\$430	\$975,000	\$420	15
7	6932683	12/02/25	Park Lane 2	1978	1607	\$750,000	\$467	\$715,000	\$445	40
8	6937557	12/02/25	Camello Vista 1	1978	1335	\$545,000	\$408	\$512,000	\$384	38
9	6917164	12/03/25	Chateau De Vie 7	1973	1728	\$474,999	\$275	\$454,000	\$263	50
10	6896996	12/03/25	Rancho Antigua	1985	1005	\$315,000	\$313	\$267,500	\$266	89
11	6932949	12/03/25	Sandpiper at McCormick Ranch	1980	2608	\$1,250,000	\$479	\$1,195,000	\$458	42
12	6932071	12/03/25	Park Scottsdale 8	1966	2824	\$1,250,000	\$443	\$1,250,000	\$443	29
13	6928569	12/03/25	Paradise Park Trails	1979	1906	\$1,149,000	\$603	\$1,149,000	\$603	34
14	6917025	12/03/25	Chateau De Vie 2	1969	1352	\$420,000	\$311	\$410,000	\$303	73
15	6925893	12/03/25	Del Norte Gardens	1979	1987	\$849,999	\$428	\$835,000	\$420	55
16	6936188	12/04/25	Villa De Vallarta	1983	1116	\$320,000	\$287	\$322,000	\$289	45
17	6943457	12/04/25	El Paseo at McCormick Ranch	1982	2065	\$850,000	\$412	\$850,000	\$412	24
18	6899761	12/04/25	Villa La Playa	1978	2600	\$1,100,000	\$423	\$1,100,000	\$423	119
19	6940386	12/04/25	Paradise Park Trails 2	1980	3739	\$2,225,000	\$595	\$2,150,000	\$575	36
20	6943811	12/04/25	Park Scottsdale 2	1962	1260	\$778,000	\$617	\$758,000	\$602	15
21	6940311	12/04/25	Mountain View East	1979	2781	\$1,100,000	\$396	\$1,150,000	\$414	4
22	6942346	12/05/25	7600 Lincoln	1993	1989	\$1,075,000	\$540	\$1,025,000	\$515	30
23	6938631	12/05/25	Scottsdale In Towne Villas	1979	1594	\$500,000	\$314	\$495,000	\$311	42
24	6919037	12/05/25	Scottsdale In Towne Villas	1979	2155	\$599,000	\$278	\$582,500	\$270	85
25	6939401	12/05/25	Cuernavaca Segundo	1980	2230	\$1,199,000	\$538	\$1,100,000	\$493	32
26	6924816	12/05/25	Walden Place	1979	1750	\$895,000	\$511	\$865,000	\$494	54
27	6939169	12/08/25	Lincoln Drive	1982	2593	\$2,450,000	\$945	\$2,450,000	\$945	42
28	6914130	12/08/25	Tierra Nueva at McCormick Ranch	1980	2556	\$1,225,000	\$479	\$1,160,000	\$454	82
29	6941776	12/08/25	Los Tesoros at McCormick Ranch	1979	1750	\$1,395,000	\$797	\$1,395,000	\$797	38
30	6937751	12/08/25	Monterra Scottsdale Residences	1980	680	\$199,950	\$294	\$199,950	\$294	47
31	6933505	12/09/25	Park Scottsdale	1963	1874	\$835,000	\$446	\$810,000	\$432	91
32	6920052	12/09/25	Arroyo Verde	1982	1467	\$619,000	\$422	\$597,500	\$407	86
33	6941264	12/09/25	Park Scottsdale 12	1970	1888	\$775,000	\$410	\$760,000	\$403	40
34	6922623	12/09/25	Sandpiper Scottsdale 4	1979	2804	\$1,425,000	\$508	\$1,325,000	\$473	81
35	6938847	12/10/25	Paradise Park Trails	1979	2432	\$1,300,000	\$535	\$1,289,000	\$530	27
36	6922024	12/10/25	Palo Viento 2	1977	2833	\$1,400,000	\$494	\$1,344,000	\$474	28
37	6930051	12/10/25	La Buena Vida	1968	1608	\$475,000	\$295	\$475,000	\$295	80
38	6891472	12/11/25	Walden Place 3	1981	1496	\$450,000	\$301	\$455,000	\$304	129
39	6932795	12/11/25	Camelview Greens	1985	1052	\$590,000	\$561	\$570,000	\$542	168
40	6926743	12/12/25	Vista Del Lago	1978	3513	\$2,495,000	\$710	\$2,200,000	\$626	9
41	6913441	12/12/25	Chateau De Vie 4	1969	1576	\$535,000	\$339	\$525,000	\$333	102
42	6967001	12/12/25	Chateau De Vie 3	1969	1752	\$440,000	\$256	\$415,000	\$237	181

43	6937340	12/12/25	Sands Scottsdale 5	1979	2688	\$1,585,000	\$590	\$1,585,000	\$590	9
44	6910268	12/12/25	Cuernavaca Segundo	1980	2230	\$1,395,000	\$626	\$1,395,000	\$626	92
45	6944089	12/13/25	Paradise Park Trails 2	1982	2556	\$1,498,888	\$586	\$1,210,000	\$473	14
46	6941052	12/16/25	El Paseo at McCormick Ranch	1980	1975	\$900,000	\$456	\$890,000	\$451	0
47	6929868	12/16/25	Sienna at McCormick Ranch	1994	731	\$298,800	\$409	\$290,000	\$397	50
48	6928307	12/16/25	Sunrise Villas	1974	1236	\$675,000	\$546	\$640,000	\$518	76
49	6940690	12/16/25	Sands Scottsdale 1	1974	2550	\$1,100,000	\$431	\$1,000,000	\$392	9
50	6938077	12/16/25	Gibler Estates	1981	1756	\$685,000	\$390	\$652,721	\$372	54
51	6923525	12/17/25	Island at McCormick Ranch	1981	3140	\$1,995,000	\$635	\$1,890,000	\$602	35
52	6904214	12/17/25	Park Scottsdale 1	1961	1620	\$750,000	\$463	\$750,000	\$463	129
53	6952221	12/18/25	Belcara at McCormick Ranch	1979	780	\$255,000	\$327	\$255,000	\$327	21
54	6924396	12/18/25	Santa Fe	1984	2402	\$785,000	\$327	\$775,000	\$323	63
55	6887673	12/18/25	Villa Hermosa	1983	2074	\$1,125,000	\$542	\$1,100,000	\$530	152
56	6948834	12/19/25	Heritage Village 3	1983	2136	\$888,900	\$416	\$845,000	\$396	69
57	6937652	12/19/25	Tierra De Los Reyes	1981	2035	\$1,190,000	\$585	\$1,115,000	\$548	58
58	6926890	12/19/25	Heritage Village	1978	2013	\$1,349,000	\$670	\$1,329,000	\$660	80
59	6948011	12/19/25	Meridian on McCormick Ranch	1993	2294	\$900,000	\$392	\$826,000	\$360	14
60	6948929	12/19/25	Sands Scottsdale 4	1979	2200	\$1,175,000	\$534	\$1,175,000	\$534	31
61	6933359	12/19/25	Paradise Park Trails	1979	2592	\$999,000	\$385	\$1,029,000	\$397	0
62	6816042	12/22/25	Monterey at Mountain View	1993	3223	\$1,575,000	\$489	\$1,540,000	\$478	300
63	6889258	12/23/25	Rancho Antigua	1985	1005	\$315,000	\$313	\$300,000	\$299	168
64	6932698	12/23/25	Park Scottsdale 4	1962	1596	\$650,000	\$407	\$650,000	\$407	72
65	6940779	12/24/25	Palm Cove	1994	1346	\$615,000	\$457	\$530,000	\$394	56
66	6944004	12/24/25	Los Tesoros at McCormick Ranch	1981	2581	\$1,984,900	\$769	\$1,950,000	\$756	49
67	6944436	12/29/25	Hayden Estates	1983	2382	\$1,269,999	\$533	\$1,260,000	\$529	53
68	6942646	12/29/25	Chateau De Vie 2	1969	1352	\$475,000	\$351	\$463,000	\$342	29
69	6911448	12/30/25	Park Scottsdale	1964	1584	\$550,000	\$347	\$535,000	\$338	105
70	6819048	12/30/25	Heritage Village 3	1981	1930	\$795,000	\$412	\$721,825	\$374	123
71	6852754	12/30/25	Chateau De Vie 2	1969	1656	\$460,000	\$278	\$455,000	\$275	258
72	6924380	12/30/25	Cuernavaca Segundo	1981	3629	\$1,595,000	\$440	\$1,515,000	\$417	89
73	6836403	12/30/25	Cuernavaca	1978	1847	\$950,000	\$514	\$815,000	\$441	262
74	6915611	12/31/25	Paseo Vista	1977	2217	\$899,999	\$406	\$870,999	\$393	89
75	6949302	12/31/25	Park Scottsdale	1964	1088	\$385,000	\$354	\$375,000	\$345	18

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	December 2025 Sales
Homes Closed:	75
Average List Price (\$/SF):	\$460.34
Average Sale Price (\$/SF):	\$443.77
Average Days on Market:	70

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