



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - February 2021

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6136506	2/1/2021	Vista Del Lago	2008	6256	\$2,350,000	\$376	\$2,200,000	\$352	113
2	6144784	2/1/2021	Del Norte Gardens	1980	2169	\$637,500	\$294	\$608,000	\$280	108
3	6172793	2/1/2021	Palm Cove	1994	1593	\$625,000	\$392	\$586,550	\$368	0
4	6176678	2/1/2021	Club Scottsdale	1987	1069	\$330,000	\$309	\$326,000	\$305	2
5	6180903	2/1/2021	Park Scottsdale 12	1970	2366	\$651,100	\$275	\$651,100	\$275	1
6	6176620	2/1/2021	Indian Bend Village	1982	2006	\$671,000	\$334	\$671,000	\$334	3
7	6175444	2/1/2021	Chateau De Vie	1973	1216	\$320,000	\$263	\$303,000	\$249	1
8	6176154	2/1/2021	Villa Royale at McCormick Ranch	1996	1151	\$349,900	\$304	\$350,169	\$304	3
9	6148989	2/2/2021	Chateau De Vie	1969	1324	\$339,900	\$257	\$339,900	\$257	106
10	6168034	2/2/2021	Paseo Village	1974	1984	\$729,000	\$367	\$732,000	\$369	9
11	6170190	2/2/2021	Chateau De Vie	1973	1728	\$388,888	\$225	\$382,000	\$221	48
12	6172527	2/2/2021	Paradise Park Trails	1979	2873	\$1,199,900	\$418	\$1,235,000	\$430	15
13	6179219	2/2/2021	Winfield Place	1975	697	\$189,900	\$272	\$183,500	\$263	18
14	6167118	2/4/2021	Las Colinas	1981	919	\$234,900	\$256	\$234,900	\$256	6
15	6176341	2/4/2021	Paradise Park Trails 2	1985	2924	\$1,195,000	\$409	\$1,125,000	\$385	13
16	6177469	2/5/2021	Sands Scottsdale 4	1979	2323	\$900,000	\$387	\$945,000	\$407	2
17	6123621	2/5/2021	Schaffner Estates	1999	3330	\$1,095,000	\$329	\$1,065,000	\$320	70
18	6171299	2/5/2021	Meridian	1993	2294	\$685,000	\$299	\$660,000	\$288	54
19	6172212	2/5/2021	McCormick Place South	1975	1044	\$255,000	\$244	\$255,000	\$244	48
20	6174681	2/5/2021	Siena Estates	2020	3883	\$2,074,500	\$534	\$2,025,000	\$522	40
21	6181456	2/5/2021	Privado Village	1986	3703	\$1,349,000	\$364	\$1,330,000	\$359	2
22	6184317	2/5/2021	Spanish Oaks	1980	1679	\$550,000	\$328	\$560,000	\$334	15
23	6184001	2/5/2021	Park Scottsdale 8	1966	2376	\$575,000	\$242	\$565,000	\$238	9
24	6146677	2/8/2021	Villa Royale at McCormick Ranch	1996	1121	\$329,900	\$294	\$329,900	\$294	88
25	6153103	2/8/2021	Rancho Antigua	1985	1053	\$249,000	\$236	\$240,000	\$228	55
26	6185121	2/8/2021	Lincoln Gardens	1984	1110	\$285,000	\$257	\$291,500	\$263	17
27	6144187	2/9/2021	McCormick Ranch Palo Viento 1	1983	6287	\$1,980,000	\$315	\$1,980,000	\$315	119
28	6172123	2/9/2021	La Cuesta 3	1980	2688	\$824,900	\$307	\$810,000	\$301	55
29	6179186	2/9/2021	Indian Bend Village	1981	1472	\$475,000	\$323	\$475,000	\$323	3
30	6176668	2/9/2021	Chateau De Vie Six	1979	1662	\$330,000	\$199	\$340,000	\$205	36
31	6183604	2/9/2021	La Cuesta 3	1983	2382	\$949,000	\$398	\$1,000,000	\$420	0
32	6167261	2/10/2021	Artesia	2009	1573	\$438,000	\$278	\$433,000	\$275	71
33	6172906	2/10/2021	Heritage Village 1	1978	2918	\$995,000	\$341	\$1,030,000	\$353	40
34	6179834	2/10/2021	Palm Cove	1994	1645	\$649,900	\$395	\$650,000	\$395	8
35	6181983	2/11/2021	Chateau De Vie 7	1973	1728	\$339,900	\$197	\$327,000	\$189	5
36	6155059	2/12/2021	Scottsdale In Towne Villas	1979	1594	\$460,000	\$289	\$450,000	\$282	88
37	6159761	2/12/2021	Sands North	1972	2044	\$675,000	\$330	\$610,000	\$298	62
38	6173086	2/12/2021	Camello Vista 1	1974	1329	\$315,000	\$237	\$330,000	\$248	3
39	6177386	2/12/2021	Park Scottsdale 12	1970	2018	\$595,000	\$295	\$600,000	\$297	37
40	6178199	2/12/2021	Hallcraft Villas Scottsdale 2	1974	924	\$265,000	\$287	\$265,000	\$287	36
41	6180226	2/12/2021	Casabella	1990	819	\$200,000	\$244	\$210,000	\$256	2

42	6187587	2/12/2021	Palo Viento 2	1977	2269	\$799,900	\$353	\$810,000	\$357	15
43	6181729	2/15/2021	Chateau De Vie 7	1973	1728	\$318,500	\$184	\$318,500	\$184	32
44	6163807	2/15/2021	Park Scottsdale 12	1970	1858	\$584,900	\$315	\$595,000	\$320	44
45	6177689	2/15/2021	Casas Dia Festivo	1981	2012	\$560,000	\$278	\$570,000	\$283	41
46	6164476	2/16/2021	Su Casa	2007	5346	\$1,875,000	\$351	\$1,814,250	\$339	73
47	6168710	2/16/2021	Mccormick Ranch	1979	1990	\$799,000	\$402	\$750,000	\$377	50
48	6180042	2/16/2021	Camello Vista 1	1974	1364	\$429,000	\$315	\$455,000	\$334	35
49	6181423	2/16/2021	Camello Vista 1	1974	1364	\$360,000	\$264	\$425,000	\$312	2
50	6185060	2/16/2021	Park Scottsdale 9	1967	2149	\$600,000	\$279	\$537,563	\$250	9
51	6180904	2/16/2021	Tierra Feliz 3	1979	2095	\$899,000	\$429	\$920,000	\$439	1
52	6187752	2/16/2021	Lincoln Gardens	1984	1110	\$229,500	\$207	\$230,000	\$207	0
53	6187909	2/16/2021	Sands Scottsdale 4	1979	2060	\$580,000	\$282	\$650,000	\$316	6
54	6145640	2/17/2021	Pleasant Run	1979	1590	\$479,000	\$301	\$476,000	\$299	85
55	6148356	2/17/2021	Briarwood	1973	1913	\$444,900	\$233	\$425,000	\$222	116
56	6166364	2/17/2021	Chateau De Vie 3	1969	1752	\$360,000	\$205	\$335,000	\$191	45
57	6166561	2/17/2021	Las Colinas	1981	919	\$288,500	\$314	\$288,500	\$314	79
58	6174680	2/17/2021	Siena Estates	2020	4165	\$2,199,000	\$528	\$2,199,000	\$528	40
59	6176284	2/17/2021	Laguna San Juan	1973	1651	\$449,950	\$273	\$435,000	\$263	67
60	6181475	2/17/2021	Las Colinas	1981	560	\$170,000	\$304	\$170,000	\$304	31
61	6088107	2/18/2021	Villa Royale at Mccormick Ranch	1996	1490	\$379,000	\$254	\$370,000	\$248	186
62	6173125	2/18/2021	Villa Monterey	1973	1089	\$320,000	\$294	\$322,500	\$296	62
63	6146348	2/19/2021	Casa Del Mar	1980	2196	\$725,000	\$330	\$740,000	\$337	87
64	6168300	2/19/2021	Traviata	2004	1472	\$390,000	\$265	\$390,000	\$265	40
65	6177262	2/19/2021	Hallcraft Villas Scottsdale 2	1980	976	\$292,300	\$299	\$285,000	\$292	17
66	6184305	2/19/2021	Scottsdale Park Villas	1974	1465	\$398,000	\$272	\$432,500	\$295	29
67	6179467	2/19/2021	Park Scottsdale 9	1967	1380	\$575,000	\$417	\$565,000	\$409	36
68	6181450	2/19/2021	Camello Vista 1	1974	1325	\$435,000	\$328	\$430,000	\$325	29
69	6182123	2/19/2021	Corriente	2008	1364	\$430,000	\$315	\$400,000	\$293	9
70	6189408	2/19/2021	Lincoln Gardens	1984	1110	\$229,500	\$207	\$229,500	\$207	0
71	6191295	2/19/2021	Walden Court	1991	1258	\$375,000	\$298	\$410,000	\$326	6
72	6178693	2/20/2021	Park Scottsdale 4	1962	2149	\$684,900	\$319	\$670,000	\$312	14
73	6151166	2/22/2021	Indian Bend Ranchos	1969	4320	\$1,150,000	\$266	\$970,000	\$225	77
74	6164635	2/22/2021	Chateau De Vie	1974	1656	\$380,000	\$229	\$380,000	\$229	51
75	6165125	2/22/2021	Park Scottsdale	1960	1526	\$450,000	\$295	\$435,000	\$285	9
76	6172336	2/22/2021	Chateau De Vie 7	1973	1728	\$464,900	\$269	\$430,000	\$249	62
77	6185010	2/22/2021	Park Scottsdale 4	1962	1863	\$599,900	\$322	\$613,111	\$329	26
78	6188396	2/22/2021	Winfield Place	1975	690	\$179,900	\$261	\$170,000	\$246	3
79	6190531	2/22/2021	Laguna San Juan	1973	2004	\$500,000	\$250	\$500,000	\$250	18
80	6192140	2/22/2021	Park Lane 2	1978	1858	\$629,000	\$339	\$610,000	\$328	13
81	6161207	2/23/2021	Briarwood 3	1978	2580	\$739,900	\$287	\$703,000	\$272	64
82	6172434	2/23/2021	Camello Vista 1	1974	1238	\$429,888	\$347	\$420,000	\$339	40
83	6172941	2/23/2021	Park Scottsdale 5	1968	2094	\$699,000	\$334	\$725,000	\$346	35
84	6176633	2/23/2021	Hallcraft Villas Scottsdale 2	1974	1004	\$318,900	\$318	\$312,000	\$311	11
85	6183962	2/23/2021	Las Palomas	1989	2588	\$725,000	\$280	\$737,000	\$285	3
86	6190219	2/23/2021	Indian Bend Village	1980	1410	\$499,000	\$354	\$505,000	\$358	1
87	6159118	2/24/2021	Villa Royale at Mccormick Ranch	1996	1151	\$345,000	\$300	\$340,000	\$295	102
88	6168525	2/24/2021	Park Scottsdale 9	1967	1804	\$699,000	\$387	\$720,000	\$399	34
89	6183114	2/24/2021	Santo Tomas Scottsdale 3	1979	2220	\$550,000	\$248	\$519,225	\$234	12
90	6179822	2/24/2021	Suggs Rancho Mccormick	1978	1712	\$585,000	\$342	\$585,000	\$342	6
91	6181135	2/24/2021	La Casa Rica 2	1984	1843	\$500,000	\$271	\$500,000	\$271	10
92	6183388	2/24/2021	Casabella Patio Homes	1976	2854	\$995,000	\$349	\$995,000	\$349	35
93	6190150	2/24/2021	Palo Verde Lane	2021	3107	\$2,079,000	\$669	\$2,079,000	\$669	22
94	6088607	2/25/2021	Cuernavaca	1975	2991	\$949,000	\$317	\$875,000	\$293	258
95	6170378	2/25/2021	Los Tesoros	1981	2877	\$1,199,000	\$417	\$1,150,000	\$400	46
96	6173378	2/25/2021	Meridian On Mccormick Ranch	1989	2419	\$675,000	\$279	\$682,500	\$282	2
97	6177472	2/25/2021	Belcara at Mccormick Ranch	1981	1073	\$319,900	\$298	\$300,000	\$280	50
98	6183591	2/25/2021	Sun Canyon	1985	1091	\$300,000	\$275	\$331,000	\$303	14

99	6182463	2/25/2021	Chateau De Vie 6	1974	1692	\$399,500	\$236	\$405,000	\$239	36
100	6185821	2/25/2021	Park Scottsdale	1961	1400	\$580,000	\$414	\$585,000	\$418	6
101	6185876	2/25/2021	Casa Buena	1978	2167	\$899,700	\$415	\$899,700	\$415	2
102	6186921	2/25/2021	Las Palomas	1993	2050	\$775,000	\$378	\$780,000	\$380	29
103	6188089	2/25/2021	Rancho Antigua	1985	1005	\$259,000	\$258	\$279,000	\$278	5
104	6197340	2/25/2021	Palo Viento 1	1978	5324	\$2,599,000	\$488	\$2,400,000	\$451	0
105	6171118	2/26/2021	Paradise Park Manor 2	1980	2700	\$799,900	\$296	\$735,000	\$272	57
106	6170584	2/26/2021	Colonia Encantada	1980	2280	\$998,000	\$438	\$975,000	\$428	27
107	6170944	2/26/2021	Winfield Place Phase 2	1975	1002	\$230,000	\$230	\$225,000	\$225	75
108	6178312	2/26/2021	Santa Fe	1978	2295	\$879,000	\$383	\$925,000	\$403	37
109	6185243	2/26/2021	Park Scottsdale 12	1970	2321	\$799,000	\$344	\$805,000	\$347	36
110	6187240	2/26/2021	Chateau De Vie 2	1969	1352	\$339,900	\$251	\$330,000	\$244	20
111	6189940	2/26/2021	Pleasant Run	1979	1590	\$499,000	\$314	\$504,000	\$317	14
112	6194148	2/26/2021	Veritas at McCormick Ranch	2009	1912	\$615,000	\$322	\$625,000	\$327	0

OVERVIEW

Sales Month / Year	February 2021 Sales
Homes Closed:	112
Average List Price (\$/SF):	\$314.12
Average Sale Price (\$/SF):	\$312.03
Average Days on Market:	36

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