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McCormick Ranch Sold Homes - February 2023

| # | MLS# | COE Date | Subdivision | Built | SqFt | List Price | LP\$/SF | Sale Price | SP\$/SF | DOM |
|----|---------|----------|---------------------------|-------|------|-------------|---------|-------------|---------|-----|
| 1 | 6504566 | 02/01/23 | Island at McCormick Ranch | 1979 | 2752 | \$1,195,000 | \$434 | \$1,225,000 | \$445 | 2 |
| 2 | 6123504 | 02/01/23 | Mccormick Ranch | 2020 | 5074 | \$2,750,000 | \$542 | \$2,687,500 | \$530 | 153 |
| 3 | 6482654 | 02/02/23 | Sandpiper Scottsdale | 1979 | 2513 | \$945,000 | \$376 | \$955,000 | \$380 | 46 |
| 4 | 6420282 | 02/02/23 | Hudson East | 2019 | 1809 | \$749,990 | \$415 | \$730,000 | \$404 | 213 |
| 5 | 6468002 | 02/02/23 | Paseo Villas | 1974 | 1624 | \$547,000 | \$337 | \$512,500 | \$316 | 124 |
| 6 | 6474137 | 02/03/23 | Sun Canyon | 1986 | 1342 | \$439,000 | \$327 | \$400,000 | \$298 | 116 |
| 7 | 6500982 | 02/03/23 | Scottsdale Park Villas | 1974 | 1376 | \$625,000 | \$454 | \$600,000 | \$436 | 32 |
| 8 | 6504390 | 02/06/23 | Corriente | 2015 | 1509 | \$595,000 | \$394 | \$595,000 | \$394 | 32 |
| 9 | 6487314 | 02/07/23 | Del Norte Gardens | 1980 | 1987 | \$699,500 | \$352 | \$685,000 | \$345 | 50 |
| 10 | 6495179 | 02/09/23 | Lincoln Gardens | 1984 | 1110 | \$399,999 | \$360 | \$390,000 | \$351 | 68 |
| 11 | 6504319 | 02/09/23 | Park Scottsdale | 1969 | 2104 | \$609,000 | \$289 | \$609,000 | \$289 | 25 |
| 12 | 6481580 | 02/09/23 | Park Scottsdale | 1964 | 1408 | \$399,900 | \$284 | \$385,000 | \$273 | 147 |
| 13 | 6484859 | 02/09/23 | Las Colinas | 1981 | 664 | \$265,000 | \$399 | \$250,000 | \$377 | 62 |
| 14 | 6503809 | 02/10/23 | Villa Monterey | 1968 | 1578 | \$560,000 | \$355 | \$550,000 | \$349 | 32 |
| 15 | 6429738 | 02/10/23 | Las Colinas | 1981 | 962 | \$329,900 | \$343 | \$315,000 | \$327 | 199 |
| 16 | 6490802 | 02/10/23 | Chateau De Vie | 1969 | 1302 | \$415,000 | \$319 | \$415,000 | \$319 | 68 |
| 17 | 6503032 | 02/13/23 | Sands Scottsdale | 1978 | 2047 | \$725,000 | \$354 | \$730,000 | \$357 | 23 |
| 18 | 6513053 | 02/13/23 | Park Scottsdale | 1961 | 1560 | \$594,900 | \$381 | \$600,000 | \$385 | 5 |
| 19 | 6495194 | 02/13/23 | Palm Cove | 1996 | 1593 | \$589,000 | \$370 | \$560,000 | \$352 | 73 |
| 20 | 6456419 | 02/13/23 | Indian Bend Village | 1980 | 1976 | \$950,000 | \$481 | \$900,000 | \$455 | 166 |
| 21 | 6483681 | 02/13/23 | Heritage Village | 1981 | 1938 | \$740,000 | \$382 | \$715,000 | \$369 | 83 |
| 22 | 6476215 | 02/14/23 | Club Scottsdale | 1987 | 1031 | \$399,000 | \$387 | \$375,000 | \$364 | 94 |
| 23 | 6509242 | 02/14/23 | Heritage Terrace | 1984 | 2914 | \$1,175,000 | \$403 | \$1,250,000 | \$429 | 26 |
| 24 | 6510118 | 02/14/23 | Chateau De Vie | 1972 | 1088 | \$449,000 | \$413 | \$449,000 | \$413 | 3 |
| 25 | 6455903 | 02/14/23 | Casa Buena | 2022 | 3067 | \$1,973,550 | \$643 | \$1,740,000 | \$567 | 156 |
| 26 | 6467121 | 02/15/23 | Chateau De Vie | 1979 | 1692 | \$450,000 | \$266 | \$446,500 | \$264 | 132 |
| 27 | 6501228 | 02/15/23 | Country Horizons | 1987 | 3127 | \$1,895,000 | \$606 | \$1,895,000 | \$606 | 0 |
| 28 | 6466552 | 02/15/23 | Parkcrest | 1965 | 1898 | \$699,000 | \$368 | \$650,000 | \$342 | 137 |
| 29 | 6495891 | 02/15/23 | Santa Fe | 1978 | 2096 | \$950,000 | \$453 | \$870,000 | \$415 | 39 |
| 30 | 6509769 | 02/16/23 | Chateau De Vie | 1974 | 1757 | \$399,900 | \$228 | \$380,000 | \$216 | 29 |
| 31 | 6477628 | 02/16/23 | Mccormick Ranch | 2015 | 1499 | \$750,000 | \$500 | \$645,000 | \$430 | 67 |
| 32 | 6506963 | 02/16/23 | Chateau De Vie | 1973 | 1440 | \$439,900 | \$305 | \$422,500 | \$293 | 7 |
| 33 | 6469821 | 02/16/23 | Los Tesoros | 1980 | 2718 | \$1,150,000 | \$423 | \$1,165,300 | \$429 | 86 |
| 34 | 6500514 | 02/17/23 | Country Horizons | 1987 | 3002 | \$1,650,000 | \$550 | \$1,615,000 | \$538 | 28 |
| 35 | 6510999 | 02/17/23 | Park Scottsdale | 1970 | 1482 | \$669,900 | \$452 | \$660,000 | \$445 | 8 |
| 36 | 6452186 | 02/17/23 | Briarwood | 1973 | 2468 | \$547,500 | \$222 | \$500,000 | \$203 | 104 |
| 37 | 6499274 | 02/17/23 | Park Scottsdale | 1966 | 1832 | \$670,000 | \$366 | \$670,000 | \$366 | 64 |
| 38 | 6495119 | 02/21/23 | Sandpiper Scottsdale | 1973 | 1850 | \$675,000 | \$365 | \$652,000 | \$352 | 59 |
| 39 | 6502762 | 02/21/23 | Briarwood | 1974 | 2069 | \$689,900 | \$333 | \$670,000 | \$324 | 52 |
| 40 | 6464100 | 02/21/23 | Santa Fe | 1979 | 2046 | \$745,000 | \$364 | \$735,000 | \$359 | 155 |
| 41 | 6512417 | 02/21/23 | Casita El Puente | 1977 | 1456 | \$454,850 | \$312 | \$460,000 | \$316 | 19 |
| 42 | 6481225 | 02/21/23 | Club Scottsdale | 1987 | 1050 | \$385,000 | \$360 | \$381,500 | \$357 | 62 |

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|----|---------|----------|-----------------------|------|------|-------------|-------|-------------|-------|-----|
| 43 | 6508999 | 02/22/23 | Sun Canyon | 1985 | 1374 | \$395,000 | \$287 | \$395,000 | \$287 | 6 |
| 44 | 6483322 | 02/22/23 | Lincoln Place | 1997 | 3888 | \$2,200,000 | \$566 | \$1,950,000 | \$502 | 69 |
| 45 | 6485580 | 02/22/23 | Santa Fe | 1978 | 2295 | \$799,000 | \$348 | \$785,000 | \$342 | 81 |
| 46 | 6515832 | 02/22/23 | Lincoln Drive | 1982 | 2639 | \$1,300,000 | \$493 | \$1,255,000 | \$476 | 47 |
| 47 | 6502331 | 02/23/23 | Heritage Village | 1983 | 1723 | \$725,000 | \$421 | \$695,000 | \$403 | 37 |
| 48 | 6472041 | 02/23/23 | Park Scottsdale | 1970 | 2092 | \$789,000 | \$377 | \$775,000 | \$370 | 128 |
| 49 | 6496298 | 02/23/23 | Paradise Valley Farms | 1977 | 4553 | \$4,150,000 | \$911 | \$3,800,000 | \$835 | 32 |
| 50 | 6493061 | 02/23/23 | Las Palomas | 1982 | 4734 | \$2,695,000 | \$569 | \$2,650,000 | \$560 | 104 |
| 51 | 6456059 | 02/24/23 | 7600 Lincoln | 1993 | 2698 | \$1,199,000 | \$444 | \$1,100,000 | \$408 | 174 |
| 52 | 6451726 | 02/24/23 | Palo Viento | 1977 | 2313 | \$999,000 | \$432 | \$980,000 | \$424 | 171 |
| 53 | 6520704 | 02/24/23 | Park Scottsdale | 1965 | 1779 | \$600,000 | \$337 | \$635,000 | \$357 | 10 |
| 54 | 6467058 | 02/24/23 | Park Scottsdale | 1962 | 1560 | \$699,000 | \$448 | \$699,000 | \$448 | 157 |
| 55 | 6485363 | 02/24/23 | Park Scottsdale | 1961 | 1540 | \$714,777 | \$464 | \$700,000 | \$455 | 114 |
| 56 | 6507586 | 02/24/23 | Park Scottsdale | 1964 | 1408 | \$369,900 | \$263 | \$371,000 | \$263 | 30 |
| 57 | 6504363 | 02/27/23 | Walden Place | 1979 | 1780 | \$899,000 | \$505 | \$867,500 | \$487 | 44 |
| 58 | 6513154 | 02/27/23 | Villa Monterey | 1973 | 1212 | \$399,000 | \$329 | \$400,000 | \$330 | 31 |
| 59 | 6466919 | 02/27/23 | Plaza | 1982 | 1863 | \$835,000 | \$448 | \$815,000 | \$437 | 140 |
| 60 | 6486022 | 02/28/23 | Pleasant Run | 1977 | 1590 | \$469,000 | \$295 | \$440,000 | \$277 | 117 |
| 61 | 6512130 | 02/28/23 | Bella Vita | 1981 | 664 | \$290,000 | \$437 | \$282,000 | \$425 | 12 |
| 62 | 6503558 | 02/28/23 | Pleasant Run | 1979 | 1710 | \$613,000 | \$358 | \$595,000 | \$348 | 49 |
| 63 | 6515013 | 02/28/23 | 7600 Lincoln | 1993 | 2426 | \$2,200,000 | \$907 | \$2,100,000 | \$866 | 28 |
| 64 | 6517677 | 02/28/23 | Laguna San Juan | 1973 | 1543 | \$485,000 | \$314 | \$485,000 | \$314 | 0 |
| 65 | 6441764 | 02/28/23 | La Cuesta | 1981 | 2972 | \$1,150,000 | \$387 | \$1,075,000 | \$362 | 190 |
| 66 | 6453184 | 02/28/23 | Tierra Feliz | 1979 | 2426 | \$1,195,000 | \$493 | \$1,185,000 | \$488 | 164 |

OVERVIEW

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|-----------------------------|------------------------------|
| Community/Area/City | McCormick Ranch / Scottsdale |
| Sales Month / Year | February 2023 Sales |
| Homes Closed: | 66 |
| Average List Price (\$/SF): | \$410.67 |
| Average Sale Price (\$/SF): | \$397.61 |
| Average Days on Market: | 76 |



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