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McCormick Ranch Sold Homes - February 2024

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6626593	02/27/24	Suggs Rancho McCormick	1978	1930	\$799,999	\$415	\$799,999	\$415	71
2	6600187	02/12/24	Park Scottsdale	1964	1408	\$399,950	\$284	\$385,000	\$273	165
3	6636260	02/19/24	Mccormick Place South	1975	1044	\$459,000	\$440	\$452,000	\$433	6
4	6640742	02/06/24	Sienna at McCormick Ranch	1994	1073	\$395,000	\$368	\$375,000	\$349	40
5	6651570	02/16/24	Mccormick Place South	1975	1044	\$464,900	\$445	\$450,000	\$431	9
6	6658809	02/22/24	Paseo Village	1974	1632	\$880,000	\$539	\$890,000	\$545	3
7	6648760	02/26/24	Villa Monterey	1967	1758	\$583,300	\$332	\$585,000	\$333	21
8	6653921	02/26/24	Paradise Park Manor	1983	3842	\$1,625,000	\$423	\$1,625,000	\$423	28
9	6502701	02/26/24	Arroyo Verde	1982	1925	\$600,000	\$312	\$575,000	\$299	379
10	6648707	02/26/24	Parkcrest	1963	2034	\$849,000	\$417	\$840,000	\$413	16
11	6636229	02/26/24	Santo Tomas	1980	2632	\$625,000	\$237	\$545,000	\$207	71
12	6595264	02/26/24	Meridian on Mccormick Ranch	1993	1969	\$865,000	\$439	\$865,000	\$439	137
13	6630650	02/26/24	Hallcraft Villas	1980	976	\$342,500	\$351	\$335,000	\$343	70
14	6635751	02/02/24	Hayden Estates	1983	1944	\$1,495,000	\$769	\$1,435,000	\$738	18
15	6644103	02/02/24	Heritage Terrace	1981	2842	\$2,195,000	\$772	\$2,195,000	\$772	1
16	6628922	02/05/24	Santa Fe	1983	2295	\$784,900	\$342	\$765,000	\$333	89
17	6618491	02/06/24	La Buena Vida	1968	1608	\$395,000	\$246	\$380,000	\$236	85
18	6619996	02/06/24	Villa La Playa	1978	2480	\$888,000	\$358	\$855,000	\$345	87
19	6618751	02/06/24	Vista Del Lago	1981	4079	\$2,350,000	\$576	\$2,250,000	\$552	95
20	6632981	02/06/24	Casabella at McCormick Ranch	1990	858	\$365,000	\$425	\$358,000	\$417	39
21	6645827	02/13/24	Sands Scottsdale	1979	1854	\$649,900	\$351	\$640,000	\$345	33
22	6629072	02/13/24	Camelview Greens	1985	1052	\$630,000	\$599	\$625,000	\$594	57
23	6644889	02/08/24	Park Scottsdale	1967	2277	\$899,900	\$395	\$884,900	\$389	36
24	6646642	02/08/24	Heritage Village	1981	1938	\$595,000	\$307	\$600,000	\$310	0
25	6645235	02/08/24	Paseo Village	1975	2213	\$865,000	\$391	\$827,359	\$374	7
26	6647444	02/07/24	Paseo Villas	1974	1621	\$450,000	\$278	\$568,700	\$351	20
27	6638996	02/09/24	Sands McCormick	1981	2168	\$899,900	\$415	\$857,800	\$396	35
28	6628008	02/09/24	Park Scottsdale	1962	1609	\$850,000	\$528	\$820,000	\$510	70
29	6634424	02/12/24	Vista De La Tierra	1978	2669	\$1,800,000	\$674	\$1,750,000	\$656	70
30	6634604	02/15/24	Chateau De Vie	1974	1314	\$441,000	\$336	\$441,000	\$336	70
31	6645946	02/14/24	Briarwood 6	1984	2280	\$987,500	\$433	\$950,000	\$417	41
32	6655439	02/15/24	Casitas Chaparral	1974	1229	\$415,000	\$338	\$407,500	\$332	31
33	6656793	02/14/24	Country Horizons	1984	2258	\$800,000	\$354	\$770,000	\$341	17
34	6653363	02/15/24	Chateau De Vie 5	1972	1344	\$365,000	\$272	\$362,000	\$269	3
35	6613869	02/15/24	Corriente at McCormick Ranch	2015	1364	\$639,000	\$468	\$575,000	\$422	112
36	6611546	02/16/24	Casabella at McCormick Ranch	1979	2020	\$997,000	\$494	\$965,000	\$478	134
37	6651782	02/16/24	Paradise Park Manor 2	1980	3211	\$1,300,000	\$405	\$1,305,000	\$406	30
38	6639851	02/16/24	Park Scottsdale	1962	2149	\$825,000	\$384	\$755,000	\$351	35
39	6637380	02/20/24	Santa Fe	1978	1812	\$775,000	\$428	\$750,000	\$414	47
40	6649144	02/20/24	Chateau De Vie 7	1973	1728	\$450,000	\$260	\$425,000	\$246	2
41	6653112	02/20/24	Mccormick Place South	1975	520	\$252,000	\$485	\$252,000	\$485	13
42	6626458	02/20/24	Scottsdale Monterey	1979	1832	\$749,000	\$409	\$695,000	\$379	58

43	6652008	02/20/24	Heritage Village 3	1980	1930	\$725,000	\$376	\$725,000	\$376	3
44	6651541	02/21/24	Palo Viento 2	1977	1970	\$1,145,000	\$581	\$1,000,000	\$508	10
45	6656794	02/22/24	Suggs Rancho McCormick	1978	1712	\$775,000	\$453	\$775,000	\$453	3
46	6610966	02/20/24	Casas Dia Festivo	1988	2035	\$815,000	\$400	\$735,000	\$361	108
47	6645798	02/22/24	Casabella at McCormick Ranch	1990	1076	\$415,000	\$386	\$405,000	\$376	11
48	6660224	02/23/24	Heritage Village	1983	1930	\$699,000	\$362	\$655,000	\$339	19
49	6655811	02/27/24	Estados De La Mancha	1979	2862	\$1,200,000	\$419	\$1,215,050	\$425	0
50	6653425	02/28/24	Corriente at McCormick Ranch	2015	1093	\$450,000	\$412	\$450,000	\$412	7
51	6655711	02/28/24	Heritage Terrace	1981	3814	\$1,499,000	\$393	\$1,550,000	\$406	2
52	6646864	02/29/24	Estados De La Mancha	1979	3098	\$1,695,000	\$547	\$1,715,000	\$554	5
53	6603683	02/29/24	Paradise View Villas	2004	1093	\$415,000	\$380	\$400,000	\$366	138
54	6654125	02/29/24	Carriage Square	1979	1908	\$950,000	\$498	\$925,000	\$485	32
55	6607912	02/29/24	McCormick Ranch Suggs	1986	2600	\$1,345,000	\$517	\$1,222,455	\$470	157
56	6619364	02/29/24	Santa Fe	1978	2295	\$675,000	\$294	\$650,000	\$283	78
57	6658069	02/29/24	Sienna at McCormick Ranch	1994	731	\$285,000	\$390	\$286,000	\$391	5
58	6587657	02/29/24	McCormick Ranch	1983	2816	\$649,000	\$230	\$620,000	\$220	173

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	February 2024 Sales
Homes Closed:	58
Average List Price (\$/SF):	\$416.07
Average Sale Price (\$/SF):	\$405.53
Average Days on Market:	53



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