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**McCormick Ranch Sold Homes - February 2025**

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6788930	02/03/25	Corriente	2013	1364	\$625,000	\$458	\$620,000	\$455	56
2	6785358	02/03/25	Lincoln Place	1997	3206	\$2,490,000	\$777	\$2,250,000	\$702	28
3	6801912	02/03/25	Arabian Gardens	1982	1749	\$699,000	\$400	\$678,000	\$388	11
4	6805895	02/04/25	Sandpiper Scottsdale 3	1974	2382	\$1,450,000	\$609	\$1,405,000	\$590	11
5	6799878	02/05/25	Colony at Scottsdale	1975	1539	\$522,500	\$340	\$522,500	\$340	19
6	6775626	02/05/25	Heritage Village 2	1978	2035	\$1,149,000	\$565	\$1,110,000	\$545	75
7	6794603	02/05/25	Villa Monterey	1973	1292	\$537,500	\$416	\$519,000	\$402	45
8	6792326	02/05/25	Sunrise Villas	1974	1706	\$649,999	\$381	\$649,999	\$381	44
9	6753959	02/06/25	Villa Hermosa	1979	1865	\$865,000	\$464	\$840,000	\$450	148
10	6791766	02/06/25	Chateau De Vie 4	1969	1728	\$499,000	\$289	\$500,000	\$289	7
11	6769578	02/06/25	Briarwood 6	1984	2741	\$834,900	\$305	\$820,000	\$299	77
12	6731352	02/06/25	Las Colinas	1981	560	\$248,000	\$443	\$238,000	\$425	144
13	6786644	02/07/25	Villa Monterey	1973	1156	\$389,000	\$337	\$381,000	\$330	29
14	6798903	02/07/25	Chateau De Vie 5	1972	1298	\$425,000	\$327	\$420,000	\$324	20
15	6812961	02/07/25	Parkcrest	1962	1611	\$785,000	\$487	\$785,000	\$487	0
16	6806622	02/07/25	Corriente	2014	1093	\$418,000	\$382	\$390,000	\$357	8
17	6670930	02/10/25	Casabella	1990	1076	\$390,000	\$362	\$365,000	\$339	347
18	6781769	02/10/25	Park Scottsdale	1962	1620	\$774,999	\$478	\$765,000	\$472	60
19	6803841	02/10/25	Paseo Village	1974	1461	\$675,000	\$462	\$680,000	\$465	0
20	6733282	02/10/25	Corriente	2014	1625	\$748,000	\$460	\$738,000	\$454	189
21	6802084	02/11/25	Briarwood 5	1981	2457	\$1,299,000	\$529	\$1,125,000	\$458	13
22	6803444	02/11/25	Indian Bend Village	1981	1437	\$728,990	\$507	\$728,990	\$507	79
23	6774115	02/11/25	La Jolla Blanca	1984	2010	\$869,000	\$432	\$850,000	\$423	110
24	6760249	02/12/25	Chateau De Vie 5	1974	1314	\$425,000	\$323	\$425,000	\$323	127
25	6806441	02/12/25	Scottsdale in Towne Villa	1979	1769	\$599,000	\$339	\$575,000	\$325	12
26	6792277	02/12/25	Winfield Place	1975	1002	\$325,000	\$324	\$315,000	\$314	30
27	6794050	02/12/25	Winfield Place	1975	1002	\$355,000	\$354	\$335,000	\$334	38
28	6763710	02/12/25	Villa Monterey 7	1968	1575	\$619,000	\$393	\$605,000	\$384	139
29	6728882	02/13/25	Park Scottsdale 9	1967	2069	\$839,900	\$406	\$785,000	\$379	153
30	6806762	02/14/25	Palo Viento 2	1977	2116	\$1,100,000	\$520	\$1,100,000	\$520	1
31	6763731	02/14/25	Continental Villas	1970	1584	\$520,000	\$328	\$510,000	\$322	100
32	6760920	02/14/25	Villa De Vallarta	1980	1274	\$399,900	\$314	\$389,000	\$305	88
33	6810214	02/14/25	Cabrillo Square	1987	1304	\$589,000	\$452	\$589,000	\$452	22
34	6792286	02/14/25	Sands McCormick	1985	2064	\$699,000	\$339	\$620,000	\$300	61
35	6762719	02/14/25	Park Scottsdale 11	1968	1832	\$600,000	\$328	\$575,000	\$314	136
36	6709237	02/18/25	Villa Monterey	1973	1292	\$449,000	\$348	\$430,000	\$333	273
37	6804515	02/18/25	Park Scottsdale 12	1970	1993	\$749,900	\$376	\$710,000	\$356	11
38	6805962	02/18/25	Santo Tomas Scottsdale 1	1979	2191	\$899,000	\$410	\$960,000	\$438	28
39	6673641	02/18/25	Scottsdale Park Villas	1974	1675	\$549,000	\$328	\$490,000	\$293	324
40	6684892	02/18/25	Park Scottsdale 3	1962	1800	\$1,000,000	\$556	\$950,000	\$528	203
41	6799683	02/18/25	Sands Scottsdale 4	1978	2047	\$989,900	\$484	\$971,000	\$474	28
42	6805039	02/19/25	Laguna San Juan	1973	1750	\$700,000	\$400	\$690,000	\$394	15

43	6822289	02/19/25	Paradise Park Trails 2	1989	3405	\$2,050,000	\$602	\$2,050,000	\$602	2
44	6798198	02/19/25	Villa Hermosa	1983	2074	\$899,000	\$433	\$850,000	\$410	6
45	6800601	02/20/25	Park Scottsdale 12	1970	2360	\$1,100,000	\$466	\$1,165,000	\$494	2
46	6797853	02/20/25	Sands Scottsdale 1	1977	2170	\$915,000	\$422	\$860,000	\$396	49
47	6794639	02/20/25	Briarwood	1973	1913	\$850,000	\$444	\$825,000	\$431	51
48	6774432	02/20/25	Villa Monterey	1973	1232	\$395,000	\$321	\$390,000	\$317	49
49	6766453	02/20/25	Pleasant Run	1979	1590	\$575,000	\$362	\$510,000	\$321	123
50	6711719	02/20/25	Chateau De Vie 7	1973	1216	\$450,000	\$370	\$380,000	\$313	107
51	6778485	02/21/25	Sands Scottsdale 5	1979	2159	\$1,249,000	\$579	\$1,230,000	\$570	87
52	6787087	02/21/25	Walden Place	1980	1783	\$824,900	\$463	\$785,000	\$440	91
53	6803228	02/21/25	Park Lane 3	1979	1607	\$885,000	\$551	\$890,000	\$554	9
54	6776952	02/21/25	Heritage Village 3	1983	1737	\$645,000	\$371	\$600,000	\$345	117
55	6787186	02/21/25	Heritage Village 3	1981	1935	\$1,250,000	\$646	\$1,250,000	\$646	85
56	6728541	02/21/25	Briarwood 4	1980	2644	\$699,999	\$265	\$670,000	\$253	465
57	6788985	02/21/25	Villa Hermosa	1979	2328	\$1,010,000	\$434	\$985,000	\$423	46
58	6781032	02/24/25	Sunrise Villas	1974	1236	\$593,000	\$480	\$570,000	\$461	100
59	6754155	02/24/25	Park Scottsdale 12	1970	1980	\$875,000	\$442	\$875,000	\$442	155
60	6791736	02/25/25	Traviata	2004	1233	\$635,000	\$515	\$620,000	\$503	63
61	6804641	02/25/25	Traviata	2004	906	\$425,000	\$469	\$405,000	\$447	22
62	6747873	02/26/25	Tierra Feliz 3	1979	2426	\$1,175,000	\$484	\$1,160,000	\$478	73
63	6812392	02/26/25	Sandpiper Scottsdale 3	1974	1977	\$1,350,000	\$683	\$1,350,000	\$683	28
64	6799728	02/27/25	Villa Antano	1985	1490	\$699,800	\$470	\$688,000	\$462	14
65	6810279	02/27/25	Villa Monterey	1973	1212	\$459,000	\$379	\$459,000	\$379	30
66	6809699	02/27/25	Vista Bonita	1956	3368	\$2,595,000	\$770	\$2,500,000	\$742	36
67	6779002	02/27/25	Sands Scottsdale 1	1973	1700	\$815,000	\$479	\$800,000	\$471	112
68	6800152	02/27/25	Belcara at McCormick Ranch	1979	901	\$379,000	\$421	\$374,000	\$415	27
69	6772779	02/28/25	Spanish Oaks	1979	1487	\$760,000	\$511	\$750,000	\$504	132
70	6813068	02/28/25	Park Scottsdale 1	1961	1935	\$874,900	\$452	\$876,900	\$453	30
71	6807087	02/28/25	Arroyo Verde	1980	1256	\$615,000	\$490	\$615,000	\$490	43
72	6798956	02/28/25	Villa Monterey	1969	1570	\$615,000	\$392	\$610,000	\$389	43
73	6809585	02/28/25	Park Scottsdale 6	1964	1518	\$799,999	\$527	\$799,999	\$527	8
74	6800211	02/28/25	Corriente	2008	1625	\$840,000	\$517	\$815,000	\$502	26
75	6798913	02/28/25	Orange Tree Estates	1979	2280	\$899,000	\$394	\$880,000	\$386	58

#### OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	February 2025 Sales
Homes Closed:	75
Average List Price (\$/SF):	\$441.77
Average Sale Price (\$/SF):	\$429.59
Average Days on Market:	75

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