



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - January 2019

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5815481	1/2/2019	Sands Scottsdale	1979	2200	\$649,900	\$295	\$639,000	\$290	104
2	5844009	1/2/2019	Rancho Antigua Condominiums	1985	1005	\$230,300	\$229	\$219,000	\$218	14
3	5854816	1/2/2019	Sienna Condominiums	1994	731	\$169,900	\$232	\$163,000	\$223	2
4	5855207	1/2/2019	Walden Place 3 Lot 101-111 113-15	1984	1266	\$309,900	\$245	\$294,000	\$232	27
5	5806961	1/3/2019	Park Scottsdale 3 Lots 551-620 Lot 5	1962	1625	\$400,000	\$246	\$382,500	\$235	117
6	5821937	1/3/2019	Meridian On McCormick Ranch	1993	1969	\$625,000	\$317	\$590,000	\$300	95
7	5826978	1/3/2019	Privado Village	1983	2564	\$765,000	\$298	\$745,000	\$291	52
8	5820165	1/4/2019	Park Scottsdale Townhouse /Condo	1964	1584	\$254,900	\$161	\$243,000	\$153	112
9	5835659	1/4/2019	Park Scottsdale 18	1972	1980	\$449,900	\$227	\$440,000	\$222	75
10	5837570	1/4/2019	Del Norte Gardens	1980	2329	\$485,000	\$208	\$469,000	\$201	50
11	5844068	1/4/2019	Rancho Antigua Condominiums	1985	1053	\$212,900	\$202	\$209,000	\$198	29
12	5846819	1/4/2019	Winfield Place	1975	697	\$147,900	\$212	\$145,000	\$208	14
13	5849996	1/4/2019	Heritage Terrace Lot 1-105	1982	2878	\$969,900	\$337	\$970,000	\$337	35
14	5834803	1/7/2019	Continental Villas	1970	1352	\$259,000	\$192	\$245,000	\$181	50
15	5848108	1/7/2019	Los Tesoros Lot 1-48	1983	2139	\$675,000	\$316	\$650,000	\$304	25
16	5811406	1/8/2019	Park Scottsdale	1970	1852	\$355,000	\$192	\$335,000	\$181	96
17	5825893	1/8/2019	Villa Antano Lot 1-77 Tr A-H	1986	1930	\$479,900	\$249	\$479,900	\$249	56
18	5815644	1/9/2019	Park Scottsdale 5	1963	2300	\$650,000	\$283	\$634,000	\$276	120
19	5826090	1/10/2019	Jason Manor Lot 1-48 & Tr A-C	1984	2979	\$639,900	\$215	\$627,500	\$211	104
20	5826485	1/10/2019	Country Horizons Lot 1-67 Tr A-B	1987	3309	\$750,000	\$227	\$750,000	\$227	105
21	5830516	1/10/2019	Palo Viento 2 Lot 1-97 & Tr A-D	1977	2163	\$579,000	\$268	\$560,000	\$259	4
22	5845157	1/10/2019	Winfield Place	1975	1002	\$245,000	\$245	\$245,000	\$245	50
23	5846130	1/10/2019	Park Scottsdale	1962	1260	\$299,999	\$238	\$304,000	\$241	22
24	5823751	1/11/2019	Paradise View Villas Condominiums	2004	1541	\$330,000	\$214	\$315,000	\$204	105
25	5832375	1/11/2019	Paradise Park Trails 2 Lot 1-188 Tr A	1979	2208	\$600,000	\$272	\$571,000	\$259	75
26	5832171	1/11/2019	Carriage Square Lot 1-92 Tr A-B	1984	2123	\$600,000	\$283	\$571,500	\$269	92
27	5836956	1/11/2019	McCormick Ranch SUGGS RANCHO I	1979	2228	\$549,000	\$246	\$540,000	\$242	82
28	5840893	1/11/2019	Park Scottsdale	1967	1839	\$400,000	\$218	\$380,000	\$207	72
29	5849018	1/11/2019	Briarwood 5 Lot 73-108	1981	2459	\$525,000	\$214	\$525,000	\$214	15
30	5854382	1/11/2019	Park Scottsdale	1966	1928	\$504,000	\$261	\$465,000	\$241	36
31	5865293	1/14/2019	McCormick Ranch - Vista De La Tierr	1978	2957	\$1,300,000	\$440	\$1,200,000	\$406	0
32	5856085	1/14/2019	Park Scottsdale 8	1966	2119	\$400,000	\$189	\$401,550	\$189	10
33	5840463	1/15/2019	Sands Scottsdale One	1973	2959	\$685,000	\$231	\$674,000	\$228	43
34	5852376	1/15/2019	El Paseo Lot 1-141 Tr A-Z	1980	1997	\$475,000	\$238	\$450,000	\$225	47
35	5856098	1/16/2019	Paradise Park Manor	1984	3058	\$650,000	\$213	\$648,000	\$212	9
36	5862849	1/16/2019	Paradise Park Trails	1980	2834	\$850,000	\$300	\$830,000	\$293	17
37	5849497	1/17/2019	Lakeside Villas Of Scottsdale 1	1986	1711	\$409,000	\$239	\$400,000	\$234	2
38	5797379	1/18/2019	Corriente Condominiums	2008	1625	\$424,500	\$261	\$400,000	\$246	183
39	5817370	1/18/2019	Park Scottsdale 6	1964	1728	\$412,500	\$239	\$404,900	\$234	140
40	5827779	1/18/2019	Sandpiper Scottsdale 4	1979	2608	\$775,000	\$297	\$765,000	\$293	4
41	5846807	1/18/2019	Artesia Condominiums	2009	1573	\$449,900	\$286	\$421,000	\$268	66

42	5850490	1/18/2019	Mccormick Place South Condominiu	1975	1044	\$214,900	\$206	\$205,000	\$196	55
43	5849568	1/18/2019	Parkcrest	1957	1949	\$449,500	\$231	\$372,500	\$191	15
44	5851804	1/18/2019	Sienna Condominiums	1994	731	\$154,900	\$212	\$147,500	\$202	50
45	5848533	1/21/2019	Sands Mccormick Townhomes	1983	1785	\$525,000	\$294	\$495,000	\$277	66
46	5842280	1/22/2019	Sands Mccormick Townhomes	1984	1649	\$490,000	\$297	\$480,000	\$291	50
47	5861874	1/22/2019	Spanish Oaks	1980	1487	\$382,500	\$257	\$357,000	\$240	11
48	5849021	1/24/2019	Park Scottsdale 4	1963	1463	\$399,000	\$273	\$370,000	\$253	52
49	5851424	1/24/2019	Briarwood 2 Lot 57-105 Tr A-K	1976	2441	\$497,500	\$204	\$497,500	\$204	14
50	5854164	1/24/2019	Sienna Condominiums	1994	1230	\$268,000	\$218	\$255,000	\$207	51
51	5863987	1/25/2019	Cabrillo Square	1986	1325	\$299,000	\$226	\$285,000	\$215	7
52	5874962	1/25/2019	Indian Shadows 1	1972	1675	\$399,900	\$239	\$385,000	\$230	5
53	5857489	1/26/2019	Villa Monterey 6	1967	1578	\$399,900	\$253	\$399,900	\$253	6
54	5808758	1/28/2019	Villa Antano Lot 1-77 Tr A-H	1986	1300	\$369,900	\$285	\$349,500	\$269	151
55	5853714	1/28/2019	Briarwood Re-Amended	1974	1518	\$309,000	\$204	\$300,000	\$198	43
56	5814192	1/29/2019	Palm Cove	1994	1346	\$339,000	\$252	\$332,000	\$247	141
57	5850503	1/30/2019	Arabian Gardens Lot 1-72 Tr A-D	1982	2160	\$489,500	\$227	\$476,500	\$221	66
58	5858042	1/30/2019	Palo Viento 2 Lot 1-97 & Tr A-D	1977	1819	\$479,000	\$263	\$473,000	\$260	47
59	5862207	1/30/2019	Paseo Village Amd	1974	1618	\$490,000	\$303	\$483,000	\$299	29
60	5793672	1/31/2019	Paradise Park Manor 2	1981	3842	\$779,500	\$203	\$707,500	\$184	150
61	5818652	1/31/2019	Los Abrigados	1995	2210	\$450,000	\$204	\$450,000	\$204	142
62	5825625	1/31/2019	Laguna San Juan	1973	1651	\$389,000	\$236	\$385,000	\$233	124
63	5826616	1/31/2019	Sands Scottsdale Townhouses Two I	1979	1656	\$317,900	\$192	\$310,000	\$187	127
64	5861683	1/31/2019	Paradise Valley Farms	2008	6708	\$3,300,000	\$492	\$3,210,000	\$479	0
65	5850783	1/31/2019	Sands Scottsdale Townhouse 1	1978	2196	\$475,000	\$216	\$480,000	\$219	48
66	5853006	1/31/2019	Monterra Scottsdale Residences Coi	1980	680	\$141,500	\$208	\$140,000	\$206	52
67	5856810	1/31/2019	Sienna Condominiums	1994	1073	\$253,500	\$236	\$256,000	\$239	54
68	5860213	1/31/2019	Briarwood 2	1976	3597	\$379,000	\$105	\$315,000	\$88	21
69	5859649	1/31/2019	Park Scottsdale 8	1966	1600	\$429,900	\$269	\$420,000	\$263	41
70	5865668	1/31/2019	Las Colinas Unit 1001-1113 2001-21	1981	560	\$125,000	\$223	\$127,500	\$228	6
71	5870413	1/31/2019	Villa Monterey 9-1 Lot 1-36 & 39-52	1973	1093	\$225,000	\$206	\$215,000	\$197	12
72	5863584	1/31/2019	Sunrise Villas	1974	1236	\$359,900	\$291	\$345,000	\$279	28
73	5863329	1/31/2019	Sands Scottsdale Patio Homes	1975	2256	\$565,000	\$250	\$550,000	\$244	24
74	5862318	1/31/2019	Villa Hermosa Lot 1-108	1979	1937	\$619,000	\$320	\$590,000	\$305	84
75	5865605	1/31/2019	Jason Manor	1979	1914	\$599,900	\$313	\$603,000	\$315	4

OVERVIEW

Sales Month / Year	January 2019 Sales
Homes Closed:	75
Average List Price (\$/SF):	\$249.06
Average Sale Price (\$/SF):	\$240.87
Average Days on Market:	55

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