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McCormick Ranch Sold Homes - January 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6485052	01/03/23	Chateau De Vie 3	1969	1302	\$385,000	\$296	\$392,000	\$301	15
2	6457387	01/03/23	Privado Village	1983	2217	\$1,095,000	\$494	\$1,025,000	\$462	114
3	6470206	01/03/23	Lincoln Gardens	1984	1110	\$399,000	\$359	\$380,000	\$342	48
4	6442068	01/03/23	Rancho Antiguas	1985	812	\$314,000	\$387	\$295,000	\$363	115
5	6484284	01/04/23	Sands Mccormick Townhomes 2	1994	1968	\$650,000	\$330	\$625,000	\$318	64
6	6482033	01/04/23	Villa Monterey Unit 6	1967	1876	\$599,000	\$319	\$540,000	\$288	9
7	6481444	01/05/23	Paradise View Villas	2004	1093	\$437,500	\$400	\$395,000	\$361	40
8	6494970	01/05/23	Continental Villas	1970	1584	\$469,000	\$296	\$450,000	\$284	36
9	6480042	01/06/23	Winfield Place Phase 2 Homes	1975	1002	\$305,000	\$304	\$310,000	\$309	66
10	6472545	01/06/23	Casitas Chaparral	1974	1604	\$420,000	\$262	\$421,000	\$262	96
11	6459384	01/09/23	Suggs Rancho Mccormick	1979	1930	\$874,000	\$453	\$840,000	\$435	126
12	6474547	01/09/23	Camelview Greens	1984	1052	\$529,900	\$504	\$537,000	\$510	95
13	6497048	01/12/23	Las Villas	1980	1655	\$595,000	\$360	\$595,000	\$360	36
14	6499728	01/12/23	Casa Serena	1993	1706	\$585,000	\$343	\$580,000	\$340	0
15	6427330	01/12/23	Park Scottsdale 7	1968	2310	\$1,295,000	\$561	\$1,175,000	\$509	171
16	6448533	01/13/23	Park Scottsdale 3	1962	1805	\$748,000	\$414	\$730,000	\$404	129
17	6457240	01/13/23	Camello Vista 1	1974	1238	\$499,900	\$404	\$480,000	\$388	118
18	6496853	01/16/23	Tierra De Los Reyes	1981	1958	\$1,085,000	\$554	\$1,050,000	\$536	4
19	6496663	01/17/23	Sands Scottsdale	1973	2971	\$1,400,000	\$471	\$1,380,000	\$464	4
20	6465502	01/17/23	Santo Tomas Scottsdale 1	1978	2091	\$735,000	\$352	\$720,000	\$344	117
21	6484021	01/18/23	Park Scottsdale	1967	1588	\$609,900	\$384	\$579,900	\$365	64
22	6466933	01/18/23	Casitas Chaparral	1974	1644	\$449,000	\$273	\$440,000	\$268	119
23	6483466	01/18/23	Meridian on Mccormick Ranch	1993	1514	\$725,000	\$479	\$720,000	\$476	40
24	6496192	01/18/23	Paseo Village	1975	1627	\$825,000	\$507	\$825,000	\$507	33
25	6497273	01/18/23	Santa Fe 2	1979	1890	\$775,000	\$410	\$775,000	\$410	17
26	6504055	01/19/23	Santa Fe	1978	2096	\$595,000	\$284	\$550,000	\$262	14
27	6448984	01/19/23	Sands Scottsdale 4	1979	2047	\$770,000	\$376	\$730,000	\$357	129
28	6485929	01/20/23	Park Scottsdale 6	1964	2178	\$749,999	\$344	\$723,000	\$332	78
29	6502633	01/20/23	Continental Villas	1970	1174	\$350,000	\$298	\$300,000	\$256	16
30	6494996	01/23/23	Briarwood 4	1980	2787	\$825,000	\$296	\$800,000	\$287	13
31	6497223	01/23/23	Spanish Oaks	1980	1618	\$735,000	\$454	\$735,000	\$454	17
32	6421189	01/23/23	Artesias	2009	3062	\$1,000,000	\$327	\$975,000	\$318	143
33	6499092	01/24/23	Chateau De Vie	1969	1302	\$412,900	\$317	\$412,900	\$317	41
34	6488067	01/25/23	Paseo Village	1976	2817	\$985,000	\$350	\$900,000	\$319	48
35	6468992	01/25/23	Pima Inns Phase 2	1966	1064	\$377,000	\$354	\$343,000	\$322	71
36	6497144	01/25/23	Artesias	2009	1367	\$549,000	\$402	\$535,000	\$391	27
37	6479898	01/26/23	Sandpiper Scottsdale 4	1979	2832	\$1,649,900	\$583	\$1,500,000	\$530	101
38	6503159	01/26/23	Santa Fe 2	1979	1890	\$645,000	\$341	\$645,000	\$341	8
39	6501122	01/26/23	Belcara at Mccormick Ranch	1979	901	\$311,000	\$345	\$305,000	\$339	7
40	6501240	01/27/23	Sands Scottsdale 5	1979	2496	\$785,000	\$315	\$740,000	\$296	12
41	6478786	01/27/23	Paradise Park Trails 2	1980	2230	\$900,000	\$404	\$800,000	\$359	78
42	6482266	01/27/23	Bella Vista	1981	2110	\$344,000	\$275	\$325,000	\$254	21

43	6452428	01/27/23	Winfield Place	1975	690	\$259,000	\$375	\$230,000	\$333	162
44	6513636	01/27/23	Siena Estates	2023	4352	\$3,000,000	\$689	\$3,278,528	\$753	2
45	6473221	01/30/23	Chateau De Vie 2	1969	1656	\$395,000	\$239	\$385,000	\$232	96
46	6497707	01/31/23	Heritage Terrace	1980	2540	\$1,190,000	\$469	\$1,085,000	\$427	244
47	6411764	01/31/23	Sands McCormick	1981	2064	\$720,000	\$349	\$730,000	\$354	200
48	6504450	01/31/23	Spanish Oaks 2	1980	2387	\$759,000	\$318	\$738,000	\$309	103

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	January 2023 Sales
Homes Closed:	48
Average List Price (\$/SF):	\$385.81
Average Sale Price (\$/SF):	\$371.93
Average Days on Market:	70



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