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McCormick Ranch Sold Homes - January 2024

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6628828	01/02/24	Paseo Vista	1977	1809	\$900,000	\$498	\$895,000	\$495	54
2	6613804	01/02/24	Paradise Valley Farms	1979	6171	\$4,988,000	\$808	\$4,800,000	\$778	56
3	6601508	01/03/24	Carriage Square	1979	2331	\$980,000	\$420	\$980,000	\$420	115
4	6638056	01/03/24	Las Palomas	1980	2001	\$1,000,000	\$500	\$1,000,000	\$500	1
5	6640795	01/04/24	Villa Palo Verde	1983	1489	\$635,000	\$426	\$600,000	\$403	35
6	6639013	01/05/24	Villa Hermosa	1979	2076	\$1,100,000	\$530	\$1,025,000	\$494	26
7	6623354	01/08/24	Park Scottsdale 7	1965	1380	\$710,000	\$514	\$710,000	\$514	74
8	6602470	01/10/24	Villa Monterey	1971	1139	\$361,000	\$317	\$330,000	\$290	73
9	6612143	01/10/24	Hudson East	2019	1807	\$750,000	\$415	\$730,000	\$404	51
10	6621117	01/10/24	Heritage Village 3	1981	1930	\$729,000	\$378	\$700,000	\$363	69
11	6642996	01/10/24	Scottsdale Links Estates	2001	2820	\$1,350,000	\$479	\$1,325,372	\$470	20
12	6615816	01/10/24	La Buena Vida	1968	1680	\$492,000	\$293	\$490,000	\$292	58
13	6626352	01/10/24	Laguna San Juan	1973	1613	\$589,000	\$365	\$555,000	\$344	50
14	6599224	01/11/24	Park Scottsdale 4	1963	1506	\$729,900	\$485	\$717,000	\$476	111
15	6625867	01/12/24	Palo Viento 1	1977	2227	\$1,599,000	\$718	\$1,560,000	\$700	71
16	6638332	01/12/24	Las Villas	1979	2157	\$875,000	\$406	\$865,000	\$401	21
17	6601056	01/12/24	Santa Fe	1978	1890	\$765,000	\$405	\$737,000	\$390	118
18	6627610	01/15/24	Paseo Villas	1974	1349	\$450,000	\$334	\$475,000	\$352	21
19	6634220	01/16/24	7600 Lincoln	1993	2482	\$1,300,000	\$524	\$1,240,000	\$500	44
20	6631575	01/16/24	Paseo Villas	1974	1684	\$699,900	\$416	\$687,500	\$408	54
21	6626032	01/16/24	Tierra Nueva	1979	2082	\$1,091,500	\$524	\$1,065,000	\$512	59
22	6619504	01/16/24	Camello Vista 1	1974	1364	\$579,900	\$425	\$550,000	\$403	91
23	6641589	01/17/24	Santo Tomas Scottsdale 1	1978	2080	\$895,000	\$430	\$870,000	\$418	11
24	6638218	01/17/24	Meridian on McCormick Ranch	1990	2419	\$1,175,000	\$486	\$1,100,000	\$455	35
25	6585645	01/17/24	Paseo Villas	1974	1684	\$714,900	\$425	\$705,000	\$419	166
26	6642502	01/18/24	Indian Bend Ranchos	2023	4089	\$4,000,000	\$978	\$4,000,000	\$978	21
27	6641869	01/18/24	Paseo Village	1977	2226	\$865,000	\$389	\$850,000	\$382	17
28	6652681	01/18/24	Santa Fe	1978	1890	\$850,000	\$450	\$835,000	\$442	31
29	6608579	01/19/24	Scottsdale Monterey	1979	1708	\$600,000	\$351	\$595,000	\$348	251
30	6636523	01/19/24	Villa Monterey	1969	1902	\$565,000	\$297	\$565,000	\$297	22
31	6630291	01/19/24	Chateau De Vie 6	1979	1615	\$470,000	\$291	\$460,000	\$285	62
32	6641426	01/19/24	Laguna San Juan	1973	2020	\$650,000	\$322	\$650,000	\$322	0
33	6625482	01/19/24	Belcara at McCormick Ranch	1979	780	\$280,000	\$359	\$275,000	\$353	67
34	6638731	01/19/24	Casa Buena	1979	1964	\$895,000	\$456	\$835,000	\$425	25
35	6642598	01/23/24	Rancho Antigua	1985	1005	\$349,000	\$347	\$349,000	\$347	34
36	6601706	01/23/24	Briarwood 2	1976	2544	\$1,247,000	\$490	\$1,161,000	\$456	83
37	6647731	01/24/24	Sands Scottsdale 1	1973	2639	\$1,600,000	\$606	\$1,575,000	\$597	6
38	6631870	01/24/24	Carriage Square	1979	2615	\$1,350,000	\$516	\$1,300,000	\$497	68
39	6633724	01/24/24	Camello Vista 1	1974	1238	\$523,000	\$422	\$510,000	\$412	45
40	6643242	01/25/24	Park Scottsdale 2	1961	2001	\$699,900	\$350	\$715,000	\$357	26
41	6633576	01/26/24	Hallcraft Villas	1974	792	\$330,000	\$417	\$335,000	\$423	19
42	6586720	01/29/24	Sands Scottsdale	1978	1800	\$695,000	\$386	\$650,000	\$361	178

43	6644994	01/30/24	Paseo Village	1974	2010	\$815,000	\$405	\$820,000	\$408	0
44	6639190	01/31/24	Park Scottsdale 5	1963	1739	\$950,000	\$546	\$900,000	\$518	25
45	6553175	01/31/24	Rancho Antigua	1985	1305	\$390,000	\$299	\$325,000	\$249	273

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	January 2024 Sales
Homes Closed:	45
Average List Price (\$/SF):	\$448.83
Average Sale Price (\$/SF):	\$436.82
Average Days on Market:	61



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