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**McCormick Ranch Sold Homes - January 2025**

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6778224	01/02/25	Santa Fe	1979	2456	\$1,195,000	\$487	\$1,255,000	\$511	58
2	6764494	01/02/25	Santa Fe	1979	1890	\$750,000	\$397	\$740,000	\$392	75
3	6787039	01/02/25	Paradise Park Trails	1980	3290	\$2,190,000	\$666	\$2,195,000	\$667	7
4	6781365	01/02/25	Park Scottsdale 12	1970	2146	\$1,099,000	\$512	\$1,015,000	\$473	46
5	6772139	01/03/25	Veritas at McCormick Ranch	2009	1944	\$865,000	\$445	\$845,000	\$435	73
6	6784059	01/03/25	Chateau De Vie 3	1969	1752	\$529,999	\$303	\$530,000	\$303	27
7	6729964	01/06/25	Park Scottsdale	1963	2272	\$805,000	\$354	\$785,000	\$346	179
8	6725429	01/06/25	Briarwood 4	1980	2457	\$675,000	\$275	\$880,000	\$358	192
9	6769771	01/06/25	Las Palomas	1980	2148	\$2,297,000	\$1,069	\$2,297,000	\$1,069	9
10	6764433	01/06/25	Paradise View Villas	2004	1541	\$625,000	\$406	\$575,000	\$373	102
11	6763640	01/06/25	Country Horizons	1986	2819	\$1,299,000	\$461	\$1,250,000	\$443	93
12	6788151	01/07/25	Camello Vista 1	1974	1329	\$530,000	\$399	\$515,000	\$388	28
13	6772965	01/08/25	Suggs Rancho McCormick	1986	2397	\$1,200,000	\$501	\$1,055,000	\$440	81
14	6790259	01/09/25	Indian Bend Village	1981	1437	\$720,000	\$501	\$720,000	\$501	0
15	6775206	01/09/25	Villa Hermosa	1979	3135	\$1,799,000	\$574	\$1,790,000	\$571	48
16	6789631	01/09/25	Suggs Rancho McCormick	1978	2042	\$1,275,000	\$624	\$1,270,000	\$622	20
17	6781366	01/10/25	Camelview Greens	1984	1052	\$628,000	\$597	\$610,000	\$580	64
18	6791285	01/10/25	Villa Estados	1984	1300	\$419,900	\$323	\$430,000	\$331	37
19	6782819	01/10/25	Park Scottsdale 1	1961	1830	\$790,000	\$432	\$790,000	\$432	52
20	6760645	01/10/25	Villa Hermosa	1983	2556	\$1,599,000	\$626	\$1,578,250	\$617	75
21	6735351	01/10/25	Park Scottsdale 11	1968	1591	\$762,000	\$479	\$720,000	\$453	136
22	6735895	01/10/25	Pleasant Run	1979	2688	\$650,000	\$242	\$660,000	\$246	172
23	6789426	01/10/25	Sands Scottsdale 3	1977	2315	\$1,100,000	\$475	\$1,075,000	\$464	40
24	6739772	01/13/25	Park Scottsdale 2	1962	1620	\$625,000	\$386	\$600,000	\$370	140
25	6740164	01/15/25	Sands Scottsdale	1974	2293	\$939,999	\$410	\$912,540	\$398	110
26	6799343	01/15/25	Sandpiper Scottsdale 3	1974	1977	\$1,095,000	\$554	\$1,095,000	\$554	11
27	6782873	01/15/25	Villa Palo Verde	1982	1489	\$675,000	\$453	\$660,000	\$443	24
28	6789282	01/16/25	La Mariposa Villas 3	1986	2368	\$1,075,000	\$454	\$1,060,000	\$448	8
29	6793425	01/17/25	Park Scottsdale 12	1970	2018	\$1,250,000	\$619	\$1,255,000	\$622	25
30	6780960	01/17/25	Villa Monterey	1973	1104	\$350,000	\$317	\$335,000	\$303	51
31	6782351	01/17/25	Suggs Rancho McCormick	1979	1712	\$785,000	\$459	\$765,000	\$447	39
32	6756768	01/17/25	Park Scottsdale	1964	1088	\$339,000	\$312	\$325,000	\$299	128
33	6751481	01/21/25	Park Scottsdale	1963	1520	\$599,000	\$394	\$575,000	\$378	96
34	6705758	01/21/25	Del Norte Gardens	1980	1987	\$675,000	\$340	\$640,000	\$322	249
35	6739759	01/22/25	Park Scottsdale 12	1970	2242	\$950,000	\$424	\$930,000	\$415	170
36	6791870	01/23/25	Sienna	1994	1075	\$418,000	\$389	\$405,000	\$377	10
37	6785248	01/24/25	Chateau De Vie 7	1973	1216	\$539,900	\$444	\$532,500	\$438	65
38	6681141	01/24/25	La Casa Rica	1979	2332	\$799,999	\$343	\$780,000	\$334	302
39	6758990	01/24/25	Camello Vista 1	1974	1335	\$450,000	\$337	\$410,000	\$307	128
40	6810488	01/24/25	Tierra Feliz	1987	2620	\$1,450,000	\$553	\$1,450,000	\$553	0
41	6802301	01/24/25	Casa Buena	1978	2005	\$900,000	\$449	\$907,000	\$452	4
42	6793462	01/24/25	Villa Palo Verde	1981	1500	\$785,000	\$523	\$785,000	\$523	46

43	6693292	01/27/25	Briarwood 6	1983	2626	\$899,000	\$342	\$870,000	\$331	270
44	6784352	01/27/25	Villa Monterey	1973	1093	\$413,000	\$378	\$407,000	\$372	42
45	6774306	01/28/25	Hallcraft Villas Scottsdale	1974	924	\$348,000	\$377	\$323,000	\$350	100
46	6730910	01/28/25	Estados De La Mancha	1980	3456	\$1,998,000	\$578	\$1,901,000	\$550	201
47	6798743	01/29/25	Parkcrest	1969	1896	\$635,000	\$335	\$603,500	\$318	0
48	6781215	01/30/25	Camelview Greens	1985	1432	\$655,000	\$457	\$600,000	\$419	80
49	6784107	01/30/25	Chateau De Vie	1969	1704	\$520,000	\$305	\$510,000	\$299	33
50	6762452	01/31/25	Paseo Village	1975	2179	\$675,000	\$310	\$650,000	\$298	96

#### OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	January 2025 Sales
Homes Closed:	50
Average List Price (\$/SF):	\$447.74
Average Sale Price (\$/SF):	\$438.72
Average Days on Market:	81



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