



## North Valley Team - (480) 788-6473

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### McCormick Ranch Sold Homes - July 2020

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6036439	7/1/2020	Scottsdale Monterey Lot 1-183 & Tr	1980	1467	\$379,900	\$259	\$375,000	\$256	140
2	6066410	7/1/2020	Park Scottsdale 8	1966	2242	\$639,500	\$285	\$613,500	\$274	29
3	6060008	7/1/2020	Villa Monterey 7 Amd	1969	1578	\$385,000	\$244	\$382,500	\$242	91
4	6072013	7/1/2020	Veritas at McCormick Ranch Condor	2009	1588	\$499,900	\$315	\$482,500	\$304	62
5	6064648	7/1/2020	Monterey at Mountain View Phase	1991	3043	\$925,000	\$304	\$920,000	\$302	83
6	6069977	7/1/2020	Hudson East	2019	1790	\$510,000	\$285	\$495,000	\$277	41
7	6082939	7/1/2020	Palo Viento	1977	3100	\$1,300,000	\$419	\$1,300,000	\$419	17
8	6096720	7/1/2020	Sunrise Villas	1974	1236	\$429,000	\$347	\$425,000	\$344	0
9	6029943	7/2/2020	Park Scottsdale	1967	2360	\$620,000	\$263	\$600,000	\$254	94
10	6024951	7/2/2020	Park Scottsdale Townhouse Unit Tw	1964	1408	\$313,800	\$223	\$308,000	\$219	156
11	6043759	7/2/2020	Paradise Park Trails 2 Lot 1-188 Tr A	1979	3234	\$1,080,000	\$334	\$1,050,000	\$325	87
12	6070548	7/2/2020	Paradise Park Trails	1979	2300	\$774,000	\$337	\$750,000	\$326	66
13	6074097	7/2/2020	Casas Dia Festivo Lot 1-7 12-28 40-6	1984	1748	\$529,900	\$303	\$510,000	\$292	7
14	6077568	7/2/2020	Chateau De Vie 2	1969	1393	\$310,000	\$223	\$310,000	\$223	53
15	6086797	7/2/2020	Winfield Place	1975	1002	\$269,900	\$269	\$269,900	\$269	0
16	6089428	7/2/2020	Scottsdale In Towne Villas Amd Unit	1979	1300	\$398,900	\$307	\$389,900	\$300	1
17	6075919	7/6/2020	Fox Hollow Lot 1-20 Tr A-D	1983	4515	\$1,450,000	\$321	\$1,315,000	\$291	54
18	6081632	7/6/2020	Tierra De Los Reyes	1981	2142	\$549,900	\$257	\$549,900	\$257	34
19	6081944	7/6/2020	Rancho Antigua Condominiums	1985	812	\$183,000	\$225	\$175,000	\$216	11
20	6086431	7/6/2020	Camello Vista 1	1974	1238	\$289,900	\$234	\$291,500	\$235	2
21	6096825	7/6/2020	Hayden Estates	1983	1361	\$424,900	\$312	\$419,500	\$308	1
22	6053129	7/7/2020	Park Scottsdale 5	1966	2364	\$579,900	\$245	\$565,000	\$239	82
23	6078928	7/7/2020	Scottsdale Park Villas	1974	1213	\$399,000	\$329	\$390,000	\$322	53
24	6081445	7/7/2020	Villa La Playa	1978	2331	\$749,900	\$322	\$743,900	\$319	25
25	6092261	7/7/2020	Chateau De Vie	1969	1704	\$369,000	\$217	\$365,000	\$214	1
26	6019188	7/8/2020	7600 Lincoln	1993	2482	\$775,000	\$312	\$745,000	\$300	187
27	6065395	7/8/2020	Hallcraft Villas Scottsdale 2	1974	792	\$265,000	\$335	\$260,000	\$328	86
28	6072294	7/8/2020	Carriage Square Lot 1-92 Tr A-B	1979	2360	\$619,000	\$262	\$619,000	\$262	54
29	6086024	7/8/2020	Sands Scottsdale 2	1977	2270	\$485,000	\$214	\$550,000	\$242	2
30	6079221	7/9/2020	Palo Viento 1	1977	2227	\$849,000	\$381	\$844,000	\$379	53
31	6080876	7/9/2020	Paradise Park Trails	1979	2592	\$785,000	\$303	\$745,000	\$287	50
32	6081063	7/9/2020	Las Colinas	1981	664	\$179,900	\$271	\$179,900	\$271	50
33	6084515	7/9/2020	Park Scottsdale 4	1962	1714	\$489,000	\$285	\$501,500	\$293	24
34	6086994	7/9/2020	Heritage Village 1	1979	2846	\$779,000	\$274	\$764,500	\$269	4
35	6090157	7/9/2020	Villa De Vallarta	1980	758	\$184,750	\$244	\$180,000	\$237	11
36	6040567	7/10/2020	Park Scottsdale 2	1961	1900	\$370,000	\$195	\$365,000	\$192	84
37	6041284	7/10/2020	Monterey at Mountain View	1993	2439	\$749,000	\$307	\$700,000	\$287	105
38	6044299	7/10/2020	Jason Manor	1979	1914	\$635,000	\$332	\$635,000	\$332	62
39	6065941	7/10/2020	El Paseo	1984	2034	\$599,990	\$295	\$583,500	\$287	52
40	6066854	7/10/2020	Park Lane Three Lot 65-103	1979	1290	\$459,000	\$356	\$445,000	\$345	86
41	6089467	7/10/2020	Lincoln Place	1997	3553	\$1,499,500	\$422	\$1,485,000	\$418	30

42	6027413	7/13/2020	Chateau De Vie 4	1969	1576	\$340,000	\$216	\$325,000	\$206	112
43	6079849	7/13/2020	Sienna Condominiums	1994	1073	\$250,000	\$233	\$252,000	\$235	19
44	6048242	7/14/2020	Paradise Park Trails 2 Lot 1-188 Tr A	1985	2818	\$650,000	\$231	\$630,000	\$224	122
45	6066184	7/14/2020	Corriente Condominiums	2015	1093	\$295,000	\$270	\$285,000	\$261	39
46	6070363	7/14/2020	Rancho Antigua Condominiums	1985	1062	\$245,000	\$231	\$245,000	\$231	82
47	6089538	7/14/2020	Sands Scottsdale Two	1976	2120	\$599,800	\$283	\$610,000	\$288	24
48	6091399	7/14/2020	Corriente Condominiums	2015	1625	\$495,000	\$305	\$485,000	\$298	21
49	6095713	7/14/2020	Park Scottsdale 2	1962	1260	\$435,000	\$345	\$435,000	\$345	12
50	6072944	7/15/2020	Rancho Antigua Condominiums	1985	1053	\$235,000	\$223	\$230,000	\$218	76
51	5992692	7/15/2020	Indian Bend Village	1981	1472	\$409,900	\$278	\$392,500	\$267	255
52	6023903	7/15/2020	Hilton Casitas	1973	2892	\$824,900	\$285	\$800,000	\$277	161
53	6044852	7/15/2020	Hudson East	2020	1907	\$485,000	\$254	\$482,500	\$253	105
54	6048171	7/15/2020	Fox Hollow Lot 1-20 Tr A-D	1982	4541	\$1,450,000	\$319	\$1,300,000	\$286	79
55	6065399	7/15/2020	Chateau De Vie V	1972	1464	\$309,000	\$211	\$315,000	\$215	73
56	6078789	7/15/2020	Continental Villas	1970	1584	\$363,900	\$230	\$363,000	\$229	19
57	6081323	7/15/2020	Santo Tomas Scottsdale 5 Lot 55-77	1981	2080	\$500,000	\$240	\$495,000	\$238	55
58	6087801	7/15/2020	Sunrise Villas	1974	1236	\$355,000	\$287	\$355,000	\$287	24
59	6090142	7/15/2020	Traviata Condominiums	2004	1266	\$365,000	\$288	\$365,000	\$288	34
60	6093238	7/15/2020	Camello Vista	1974	1335	\$312,500	\$234	\$300,000	\$225	5
61	6052897	7/16/2020	Paradise Park Manor 2	1982	3460	\$819,900	\$237	\$800,000	\$231	111
62	6050097	7/16/2020	Briarwood 2	1976	3597	\$549,995	\$153	\$496,000	\$138	126
63	6076531	7/16/2020	Paradise Park Manor 2	1982	3684	\$950,000	\$258	\$955,000	\$259	41
64	6078021	7/16/2020	Rancho Antigua Condominiums	1985	826	\$177,000	\$214	\$177,000	\$214	23
65	6082388	7/16/2020	Heritage Village 3	1983	1938	\$595,000	\$307	\$595,000	\$307	52
66	6083539	7/16/2020	Hallcraft Villas Scottsdale li	1974	810	\$242,000	\$299	\$245,000	\$302	58
67	6066326	7/17/2020	Estados De La Mancha Lot 1-91	1979	3005	\$1,075,000	\$358	\$1,035,000	\$344	65
68	6078815	7/17/2020	Palo Viento 2	1977	2628	\$899,000	\$342	\$875,000	\$333	42
69	6096822	7/17/2020	Casas Dia Festivo	1984	1511	\$505,000	\$334	\$495,000	\$328	4
70	6082009	7/20/2020	Paradise Park Trails	1985	3763	\$850,000	\$226	\$838,000	\$223	58
71	6098000	7/20/2020	Belcara at McCormick Ranch Condoi	1979	780	\$184,900	\$237	\$177,500	\$228	6
72	6102765	7/20/2020	Park Scottsdale 1 Lots 1-181	1961	1372	\$399,999	\$292	\$355,000	\$259	2
73	6059500	7/21/2020	Park Scottsdale 1 Lots 1-181	1961	1560	\$525,000	\$337	\$515,000	\$330	110
74	6066237	7/21/2020	La Cuesta	1979	2185	\$599,900	\$275	\$577,500	\$264	85
75	6090588	7/21/2020	Paseo Vista Lot 1-72	1977	2548	\$835,000	\$328	\$800,000	\$314	40
76	6075777	7/22/2020	Sun Canyon Amd	1989	1342	\$379,000	\$282	\$362,500	\$270	78
77	6086834	7/22/2020	Park Scottsdale 2	1962	1620	\$505,000	\$312	\$520,000	\$321	6
78	6089921	7/22/2020	Camello Vista 1 P/D 86-568914	1974	1364	\$314,900	\$231	\$314,900	\$231	35
79	6098865	7/22/2020	Los Tesoros	1981	2877	\$650,000	\$226	\$600,000	\$209	20
80	6034654	7/23/2020	Casa Buena Tract B And C	1979	2249	\$584,900	\$260	\$584,900	\$260	159
81	6055455	7/23/2020	Camello Vista 1 P/D 86-568914	1974	1335	\$335,000	\$251	\$320,000	\$240	111
82	6055505	7/23/2020	Villa Estados	2009	2405	\$499,900	\$208	\$495,000	\$206	73
83	6066093	7/23/2020	Park Scottsdale 8	1966	1689	\$442,000	\$262	\$428,000	\$253	76
84	6078727	7/23/2020	Casabella Condominiums	1990	1076	\$277,000	\$257	\$269,000	\$250	41
85	6081353	7/23/2020	La Cuesta	1979	1874	\$472,500	\$252	\$474,000	\$253	52
86	6081147	7/23/2020	Cabrillo Square	1988	1171	\$307,500	\$263	\$297,000	\$254	64
87	6097717	7/23/2020	Park Scottsdale 6	1964	1518	\$449,000	\$296	\$445,000	\$293	20
88	6046824	7/24/2020	Pleasant Run Unit 2 Amd	1980	1590	\$389,900	\$245	\$389,900	\$245	95
89	6068596	7/24/2020	Park Scottsdale 7	1966	1380	\$399,750	\$290	\$365,000	\$264	77
90	6080357	7/24/2020	Chateau De Vie 6	1973	1692	\$354,900	\$210	\$350,000	\$207	31
91	6087230	7/24/2020	La Mariposa Villas 3 Lot 1-68 Tr A-K	1991	2019	\$548,900	\$272	\$525,000	\$260	51
92	6087530	7/24/2020	Villa Estados Phase 1 Lot 100-111 2(	1981	1077	\$257,900	\$239	\$258,000	\$240	36
93	6089415	7/24/2020	Island at McCormick Ranch Lot 1-86	1983	3670	\$1,225,000	\$334	\$1,095,000	\$298	44
94	6089692	7/24/2020	Park Scottsdale 4	1963	1380	\$299,900	\$217	\$335,000	\$243	6
95	6096067	7/24/2020	Paseo Village Amd	1976	2098	\$575,000	\$274	\$580,000	\$276	32
96	6098343	7/24/2020	Sands Scottsdale Townhouses 2	1978	1744	\$500,000	\$287	\$510,000	\$292	5
97	6098469	7/24/2020	Villa De Vallarta Unit 2	1984	876	\$180,000	\$205	\$175,000	\$200	12
98	6073064	7/27/2020	Chateau De Vie 4	1969	1728	\$345,000	\$200	\$331,000	\$192	63

99	6081227	7/27/2020	Palo Viento 2	1977	3232	\$1,349,999	\$418	\$1,349,999	\$418	68
100	6089552	7/27/2020	Hallcraft Villas Scottsdale 2	1974	924	\$245,000	\$265	\$245,000	\$265	46
101	6092642	7/27/2020	Sands Scottsdale	1978	1744	\$435,000	\$249	\$433,000	\$248	40
102	6019306	7/28/2020	Corriente Condominiums	2014	1509	\$460,000	\$305	\$455,000	\$302	209
103	6081619	7/28/2020	Continental Villas	1970	1352	\$297,500	\$220	\$297,500	\$220	68
104	6088769	7/28/2020	Mccormick Place South Condominiu	1975	585	\$159,900	\$273	\$150,000	\$256	50
105	6097339	7/28/2020	El Paseo	1980	1997	\$529,990	\$265	\$510,000	\$255	6
106	6099255	7/28/2020	Sands Mccormick Townhomes	2004	2213	\$675,000	\$305	\$660,000	\$298	7
107	6038507	7/29/2020	Heritage Village 2 Lot 1-108 Tr A-E	1978	2200	\$549,000	\$250	\$530,000	\$241	163
108	6049803	7/29/2020	Sandpiper Scottsdale No 2 Amd	1973	2334	\$645,000	\$276	\$600,000	\$257	140
109	6080148	7/29/2020	Chateau De Vie 2	1969	1352	\$307,500	\$227	\$300,000	\$222	50
110	6090451	7/29/2020	Pleasant Run Unit 1 Tracts A & B	1975	2200	\$499,000	\$227	\$500,000	\$227	6
111	6095314	7/29/2020	Paradise Park Manor 1	1984	3346	\$850,000	\$254	\$835,000	\$250	32
112	6054425	7/30/2020	Bella Vita	1981	962	\$230,000	\$239	\$225,500	\$234	97
113	6040464	7/30/2020	Colonia Encantada Cuernavaca Segu	1980	3850	\$855,000	\$222	\$835,000	\$217	141
114	6058658	7/30/2020	Bella Vita	1981	919	\$230,000	\$250	\$222,500	\$242	122
115	6092087	7/30/2020	Paradise Park Trails	1981	2931	\$1,025,000	\$350	\$1,015,000	\$346	6
116	6093228	7/30/2020	Villa La Playa	1978	2331	\$575,000	\$247	\$546,000	\$234	17
117	6093811	7/30/2020	Hallcraft Villas Scottsdale 2	1974	1053	\$249,000	\$236	\$245,000	\$233	39
118	6022410	7/31/2020	Laguna San Juan	1973	1750	\$546,500	\$312	\$526,000	\$301	192
119	6061447	7/31/2020	Lincoln Gardens Condominium	1984	850	\$159,000	\$187	\$147,000	\$173	43
120	6061656	7/31/2020	Casabella Patio Homes Lot 1-63 Tr A	1976	2679	\$899,000	\$336	\$905,000	\$338	123
121	6074169	7/31/2020	Belcara at Mccormick Ranch Condo	1979	1073	\$259,999	\$242	\$263,000	\$245	41
122	6087774	7/31/2020	Mccormick Place South Condominiu	1975	727	\$164,900	\$227	\$162,000	\$223	56
123	6088739	7/31/2020	Camello Vista 1 P/D 86-568914	1974	1335	\$350,000	\$262	\$350,000	\$262	5
124	6089742	7/31/2020	Topaz By Starpointe Replat	2013	4277	\$1,650,000	\$386	\$1,650,000	\$386	1
125	6091424	7/31/2020	Continental Villas	1970	2000	\$309,900	\$155	\$309,900	\$155	13
126	6091720	7/31/2020	Heritage Village 2	1979	2235	\$1,197,000	\$536	\$1,170,000	\$523	14
127	6094656	7/31/2020	Park Scottsdale 1-B	1963	2149	\$635,000	\$295	\$625,000	\$291	32
128	6098226	7/31/2020	Park Scottsdale 4	1962	1540	\$499,990	\$325	\$503,000	\$327	28
129	6102738	7/31/2020	Casitas Chaparral Amd	1974	1229	\$290,000	\$236	\$300,000	\$244	12

#### OVERVIEW

Sales Month / Year	July 2020 Sales
Homes Closed:	129
Average List Price (\$/SF):	\$275.78
Average Sale Price (\$/SF):	\$270.47
Average Days on Market:	57

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