



inVIVO realty Arizona Real Estate - (480) 788-6473

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McCormick Ranch Sold Homes - July 2022

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6409109	07/01/22	Chateau De Vie	1969	1704	\$530,000	\$311	\$530,000	\$311	30
2	6406083	07/01/22	Hallcraft Villas Scottsdale	1974	924	\$379,900	\$411	\$379,900	\$411	38
3	6404786	07/01/22	Arabian Gardens	1984	1764	\$845,000	\$479	\$830,000	\$471	38
4	6396123	07/01/22	McCormick Ranch	2000	2241	\$1,100,000	\$491	\$1,100,000	\$491	34
5	6414342	07/01/22	Park Scottsdale	1966	1827	\$950,000	\$520	\$950,000	\$520	13
6	6413334	07/05/22	Briarwood	1981	2242	\$1,199,000	\$535	\$1,100,000	\$491	22
7	6409334	07/05/22	Park Scottsdale	1966	1689	\$949,000	\$562	\$949,000	\$562	34
8	6405760	07/05/22	Paseo Village	1976	2082	\$1,150,000	\$552	\$1,100,000	\$528	12
9	6373667	07/06/22	McCormick Ranch	1981	2075	\$1,075,000	\$518	\$1,030,000	\$496	25
10	6411243	07/07/22	Island at McCormick Ranch	1980	2882	\$1,100,000	\$382	\$1,200,000	\$416	19
11	6413107	07/07/22	Briarwood	1984	2710	\$750,000	\$277	\$750,000	\$277	2
12	6392581	07/08/22	7600 Lincoln	1993	2620	\$1,699,000	\$648	\$1,699,000	\$648	61
13	6406847	07/11/22	Arroyo Verde	1980	982	\$489,000	\$498	\$527,000	\$537	4
14	6419800	07/11/22	Sands McCormick	1984	1785	\$775,000	\$434	\$775,000	\$434	17
15	6426091	07/11/22	Club Scottsdale	1991	1031	\$499,000	\$484	\$505,000	\$490	0
16	6414552	07/12/22	Camello Vista	1974	1335	\$639,000	\$479	\$634,000	\$475	35
17	6403887	07/12/22	Palo Viento	1979	5100	\$3,000,000	\$588	\$2,750,000	\$539	41
18	6405159	07/12/22	Park Scottsdale	1962	2168	\$1,000,000	\$461	\$1,055,000	\$487	13
19	6400961	07/13/22	Chateau De Vie	1973	1440	\$499,000	\$347	\$470,592	\$327	57
20	6408468	07/13/22	Chateau De Vie	1969	1704	\$459,999	\$270	\$476,000	\$279	44
21	6415500	07/13/22	El Paseo	1980	2065	\$889,000	\$431	\$900,000	\$436	8
22	6417982	07/13/22	Winfield Place	1975	1002	\$369,900	\$369	\$369,000	\$368	3
23	6395553	07/13/22	Arroyo Verde	1980	1288	\$510,000	\$396	\$510,000	\$396	0
24	6405548	07/14/22	Park Scottsdale	1964	1584	\$475,000	\$300	\$475,000	\$300	50
25	6413105	07/14/22	Indian Bend Village	1981	1744	\$800,000	\$459	\$810,000	\$464	36
26	6400397	07/14/22	Santa Fe	1979	2004	\$775,000	\$387	\$765,000	\$382	27
27	6391846	07/14/22	Park Scottsdale	1962	1783	\$800,000	\$449	\$785,000	\$440	64
28	6386438	07/15/22	Camello Vista	1974	1364	\$585,000	\$429	\$568,000	\$416	86
29	6386924	07/15/22	Estados De La Mancha	1980	2777	\$1,275,000	\$459	\$1,275,000	\$459	56
30	6403909	07/15/22	Villa Hermosa	1979	1937	\$1,075,000	\$555	\$1,025,000	\$529	38
31	6421712	07/15/22	Villa De Vallarta	1984	1116	\$399,950	\$358	\$410,000	\$367	6
32	6394773	07/15/22	Las Colinas	1981	975	\$375,000	\$385	\$375,000	\$385	55
33	6414666	07/15/22	Casabella	1990	1076	\$469,000	\$436	\$455,000	\$423	26
34	6382293	07/15/22	Heritage Village	1979	2386	\$1,375,000	\$576	\$1,325,000	\$555	53
35	6406900	07/15/22	Rancho Antiguas	1985	1331	\$479,000	\$360	\$455,000	\$342	55
36	6386578	07/18/22	Laguna San Juan	1973	1651	\$599,000	\$363	\$575,000	\$348	76
37	6422710	07/18/22	Scottsdale Park Villas	1974	1335	\$650,000	\$487	\$650,000	\$487	25
38	6426561	07/19/22	Paseo Village	1974	1689	\$725,000	\$429	\$725,000	\$429	20
39	6361946	07/19/22	Briarwood	1981	2928	\$1,775,000	\$606	\$1,750,000	\$598	15
40	6414603	07/20/22	Spanish Oaks	1979	1590	\$798,000	\$502	\$775,000	\$487	13
41	6412892	07/20/22	Monterra Scottsdale Residences	1980	680	\$249,000	\$366	\$235,000	\$346	55
42	6422124	07/20/22	Sienna	1984	731	\$336,000	\$460	\$336,000	\$460	2

43	6422295	07/21/22	Islands at McCormick Ranch	1981	3031	\$1,549,000	\$511	\$1,508,000	\$498	25
44	6428313	07/21/22	Arroyo Verde	1981	1288	\$520,000	\$404	\$513,000	\$398	19
45	6417801	07/21/22	Chateau De Vie	1975	1757	\$500,000	\$285	\$500,000	\$285	4
46	6410886	07/22/22	Paseo Village	1974	1618	\$725,000	\$448	\$715,000	\$442	50
47	6411150	07/22/22	Carriage Square	1979	2331	\$979,500	\$420	\$984,500	\$422	25
48	6412575	07/22/22	Winfield Place	1975	697	\$307,500	\$441	\$305,000	\$438	22
49	6412789	07/22/22	Villa Monterey	1973	1089	\$399,000	\$366	\$415,000	\$381	7
50	6427833	07/25/22	Sandpiper Scottsdale	1973	1894	\$948,000	\$501	\$915,000	\$483	7
51	6420798	07/25/22	Carriage Square	1983	1832	\$749,900	\$409	\$692,500	\$378	12
52	6426456	07/26/22	Villa De Bendita	1983	2183	\$925,000	\$424	\$912,500	\$418	21
53	6392415	07/26/22	Rancho Antiguas	1985	1053	\$379,000	\$360	\$369,000	\$350	87
54	6407477	07/27/22	Paradise Park Trails	1983	3196	\$1,715,000	\$537	\$1,575,000	\$493	44
55	6428614	07/27/22	Belcara at McCormick Ranch	1979	780	\$280,000	\$359	\$285,000	\$365	9
56	6420293	07/28/22	Paradise Farms	1983	3093	\$1,750,000	\$566	\$1,900,000	\$614	2
57	6419894	07/28/22	Arroyo Verde	1980	1742	\$639,900	\$367	\$640,000	\$367	36
58	6417328	07/29/22	Paseo Village	1974	2152	\$1,070,000	\$497	\$1,060,000	\$493	45
59	6422482	07/29/22	Paradise Park Manor	1983	2948	\$1,399,000	\$475	\$1,350,000	\$458	35
60	6413932	07/29/22	Park Scottsdale	1964	1408	\$475,000	\$337	\$465,000	\$330	47
61	6400470	07/29/22	Park Scottsdale	1964	2148	\$849,000	\$395	\$849,000	\$395	72
62	6411803	07/29/22	Hallcraft Villas Scottsdale	1974	1053	\$379,900	\$361	\$365,000	\$347	32
63	6421454	07/29/22	Winfield Place	1975	1002	\$328,500	\$328	\$320,000	\$319	3
64	6392227	07/29/22	La Mariposa Villas	1991	1638	\$749,000	\$457	\$720,000	\$440	61

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	July 2022 Sales
Homes Closed:	64
Average List Price (\$/SF):	\$438.36
Average Sale Price (\$/SF):	\$433.16
Average Days on Market:	31



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