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McCormick Ranch Sold Homes - July 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6559491	07/03/23	Sands Scottsdale	1978	1896	\$664,000	\$350	\$664,000	\$350	37
2	6553423	07/03/23	Briarwood	1973	2069	\$549,950	\$266	\$530,000	\$256	59
3	6555205	07/06/23	Santa Fe	1978	1812	\$799,900	\$441	\$762,500	\$421	26
4	6541761	07/06/23	Park Scottsdale 4	1962	1640	\$799,000	\$487	\$755,000	\$460	26
5	6552582	07/07/23	Paradise Park Trails	1979	2782	\$1,150,000	\$413	\$985,000	\$354	21
6	6542115	07/07/23	Paradise Park Manor 1	1984	3168	\$1,525,000	\$481	\$1,525,000	\$481	57
7	6565343	07/07/23	Scottsdale Links Estates	2003	2097	\$975,000	\$465	\$950,000	\$453	32
8	6522723	07/07/23	Spanish Oaks	1979	2117	\$699,000	\$330	\$670,000	\$316	133
9	6556119	07/07/23	El Paseo	1981	1997	\$895,000	\$448	\$885,000	\$443	29
10	6538158	07/07/23	Park Scottsdale 2	1964	1584	\$519,000	\$328	\$499,900	\$316	100
11	6567546	07/07/23	Palm Cove	1994	1593	\$785,000	\$493	\$750,000	\$471	192
12	6523069	07/11/23	Casas Dia Festivo	1987	2548	\$799,900	\$314	\$750,000	\$294	115
13	6531350	07/11/23	Suggs Rancho McCormick	1979	1758	\$859,900	\$489	\$840,000	\$478	111
14	6555856	07/11/23	Park Scottsdale 7	1965	1568	\$795,000	\$507	\$795,000	\$507	57
15	6542332	07/11/23	Park Scottsdale 4	1962	2268	\$770,000	\$340	\$700,000	\$309	84
16	6567184	07/11/23	Park Scottsdale 12	1970	1888	\$865,000	\$458	\$860,000	\$456	23
17	6569741	07/11/23	Parkcrest	1963	1656	\$749,000	\$452	\$749,000	\$452	12
18	6574640	07/11/23	Park Scottsdale 4	1962	1220	\$499,999	\$410	\$475,000	\$389	8
19	6552140	07/12/23	Shores	1975	2351	\$600,000	\$255	\$600,000	\$255	54
20	6500422	07/12/23	Heritage Terrace	1982	2878	\$1,590,000	\$552	\$1,530,000	\$532	148
21	6563966	07/12/23	Park Scottsdale 1	1961	2195	\$999,000	\$455	\$995,000	\$453	22
22	6547786	07/12/23	Casitas Chaparral	1974	1517	\$419,000	\$276	\$410,500	\$271	82
23	6520163	07/12/23	Traviata	2004	1233	\$512,500	\$416	\$482,000	\$391	145
24	6570828	07/12/23	Privado Village	1979	2572	\$999,985	\$389	\$950,000	\$369	10
25	6561811	07/13/23	Arroyo Verde	1981	1288	\$625,000	\$485	\$600,000	\$466	35
26	6561213	07/13/23	Las Colinas	1981	919	\$349,000	\$380	\$345,000	\$375	11
27	6566299	07/13/23	Park Scottsdale	1964	1408	\$395,000	\$281	\$392,000	\$278	36
28	6561096	07/13/23	Park Scottsdale 5	1963	1929	\$849,999	\$441	\$828,000	\$429	35
29	6549349	07/13/23	Park Scottsdale 2	1964	1584	\$425,000	\$268	\$410,000	\$259	67
30	6525465	07/14/23	Country Horizons	1984	2852	\$1,450,000	\$508	\$1,400,000	\$491	130
31	6555236	07/14/23	Sunrise Villas	1974	1661	\$649,950	\$391	\$649,950	\$391	35
32	6571063	07/14/23	Park Scottsdale 6	1964	1615	\$775,000	\$480	\$775,000	\$480	19
33	6566064	07/14/23	Lincoln Gardens	1984	1110	\$330,000	\$297	\$307,000	\$277	16
34	6570528	07/14/23	Parkcrest	1967	1879	\$575,000	\$306	\$560,000	\$298	32
35	6567198	07/14/23	Corriente	2015	1625	\$795,000	\$489	\$780,000	\$480	4
36	6515043	07/14/23	Cuernavaca Segundo	1981	3850	\$1,375,000	\$357	\$1,225,000	\$318	144
37	6542347	07/15/23	Cabrillo Square	1987	1601	\$650,000	\$406	\$655,000	\$409	5
38	6500487	07/17/23	Sands Scottsdale	1974	2328	\$899,000	\$386	\$899,000	\$386	187
39	6572244	07/17/23	The Colony at Scottsdale	1975	1539	\$555,000	\$361	\$555,000	\$361	26
40	6497002	07/17/23	Parkcrest	1962	1539	\$799,000	\$519	\$750,000	\$487	221
41	6570366	07/17/23	Park Scottsdale	1961	1260	\$550,000	\$437	\$566,000	\$449	18
42	6559990	07/18/23	Briarwood 3	1978	2630	\$995,000	\$378	\$965,000	\$367	18

43	6570011	07/18/23	Artesia	2009	1330	\$569,900	\$428	\$557,500	\$419	5
44	6571685	07/19/23	Villa Monterey	1967	1278	\$399,000	\$312	\$399,000	\$312	31
45	6545062	07/19/23	Island at McCormick Ranch	1980	3357	\$1,995,000	\$594	\$1,882,125	\$561	73
46	6538379	07/20/23	Villa Monterey 6	1967	1032	\$369,000	\$358	\$360,000	\$349	93
47	6564990	07/20/23	Camelview Greens Replat	1985	1052	\$530,000	\$504	\$515,000	\$490	46
48	6569340	07/20/23	Palm Cove	1994	1279	\$565,000	\$442	\$565,000	\$442	14
49	6549759	07/21/23	Paradise Park Manor 2	1983	3396	\$1,749,000	\$515	\$1,712,500	\$504	57
50	6482323	07/21/23	Pleasant Run Unit 2	1977	1590	\$575,000	\$362	\$530,000	\$333	268
51	6567774	07/21/23	Monterra Scottsdale Residences	1980	955	\$300,000	\$314	\$300,000	\$314	5
52	6567629	07/21/23	Estados De La Mancha	1985	2805	\$1,550,000	\$553	\$1,552,000	\$553	21
53	6543082	07/24/23	Chateau De Vie 7	1973	1728	\$499,999	\$289	\$495,000	\$286	39
54	6578177	07/25/23	Paseo Village	1977	2082	\$699,000	\$336	\$737,000	\$354	32
55	6554780	07/25/23	Casa Del Mar	1980	2142	\$759,000	\$354	\$785,000	\$366	71
56	6576950	07/26/23	Jason Manor	1979	2317	\$925,000	\$399	\$862,500	\$372	15
57	6496603	07/27/23	The Shores Villa	1975	1509	\$499,900	\$331	\$484,000	\$321	197
58	6560491	07/27/23	Briarwood	1973	1710	\$655,000	\$383	\$627,500	\$367	38
59	6541522	07/28/23	Park Scottsdale 1	1963	2100	\$964,999	\$460	\$910,000	\$433	113
60	6570252	07/28/23	Monterra Scottsdale Residences	1980	891	\$309,900	\$348	\$310,000	\$348	29
61	6532821	07/28/23	Santa Fe	1978	2295	\$815,000	\$355	\$800,000	\$349	112
62	6571915	07/28/23	Chateau De Vie 6	1973	1426	\$480,000	\$337	\$480,000	\$337	21
63	6584866	07/28/23	Paradise Park Trails 2	1978	1884	\$1,025,000	\$544	\$1,025,000	\$544	0
64	6552074	07/31/23	Chateau De Vie 2	1969	1656	\$519,000	\$313	\$519,000	\$313	85
65	6555926	07/31/23	Las Palomas	1980	1724	\$879,000	\$510	\$845,000	\$490	83

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	July 2023 Sales
Homes Closed:	65
Average List Price (\$/SF):	\$405.04
Average Sale Price (\$/SF):	\$394.43
Average Days on Market:	63



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