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McCormick Ranch Sold Homes - July 2025

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6867427	07/01/25	Camelback Mountain View Estates	1979	2061	\$599,000	\$291	\$599,000	\$291	31
2	6873899	07/01/25	Paseo Village	1974	1618	\$875,000	\$541	\$810,000	\$501	36
3	6855703	07/01/25	Casitas Chaparral	1974	1229	\$419,000	\$341	\$425,000	\$346	50
4	6849826	07/02/25	Sands McCormick	1985	2119	\$875,000	\$413	\$875,000	\$413	84
5	6864475	07/02/25	McCormick Place South	1975	1044	\$415,000	\$398	\$425,000	\$407	21
6	6815190	07/03/25	Villa De Bendita	1983	2183	\$849,000	\$389	\$825,000	\$378	127
7	6870677	07/03/25	Park Scottsdale 12	1970	1858	\$679,900	\$366	\$685,000	\$369	14
8	6850184	07/07/25	La Cuesta 2	1980	2608	\$1,050,000	\$403	\$1,050,000	\$403	40
9	6869307	07/08/25	Park Scottsdale 1	1961	1372	\$599,900	\$437	\$570,000	\$415	53
10	6866980	07/08/25	McCormick Ranch	1985	2499	\$1,400,000	\$560	\$1,400,000	\$560	47
11	6877079	07/08/25	Chateau De Vie 2	1969	1352	\$535,000	\$396	\$521,000	\$385	33
12	6799123	07/08/25	Hallcraft Villas Scottsdale 2	1974	1053	\$470,000	\$446	\$447,500	\$425	93
13	6862481	07/08/25	Rancho Antiguas	1985	812	\$276,900	\$341	\$266,500	\$328	39
14	6870891	07/08/25	Park Scottsdale 6	1964	1561	\$624,500	\$400	\$599,000	\$384	14
15	6844287	07/08/25	Villa Hermosa	1979	1865	\$890,000	\$477	\$835,000	\$448	68
16	6794864	07/09/25	Pleasant Run	1979	2711	\$849,999	\$314	\$820,000	\$302	203
17	6876924	07/09/25	Park Scottsdale 4	1962	1536	\$595,000	\$387	\$625,000	\$407	3
18	6810196	07/10/25	Paseo Villas	1974	1349	\$689,900	\$511	\$670,000	\$497	167
19	6836933	07/11/25	Paseo Village	1975	1926	\$859,500	\$446	\$825,000	\$428	101
20	6839603	07/11/25	Monterey at Mountain View	1991	2992	\$1,625,000	\$543	\$1,490,000	\$498	88
21	6834825	07/11/25	Monterra Scottsdale Residences	1980	955	\$295,000	\$309	\$287,500	\$301	118
22	6791817	07/11/25	Winfield Place	1975	697	\$215,000	\$308	\$212,000	\$304	216
23	6862540	07/11/25	Winfield Place	1975	690	\$245,000	\$355	\$237,500	\$344	36
24	6817477	07/14/25	Park Scottsdale 12	1970	2320	\$1,195,000	\$515	\$1,100,000	\$474	141
25	6869198	07/14/25	Corrientes	2008	1093	\$415,000	\$380	\$410,000	\$375	31
26	6863020	07/14/25	Parkcrest	1968	1881	\$899,000	\$478	\$855,000	\$455	63
27	6855739	07/14/25	Paseo Village	1976	2181	\$1,100,000	\$504	\$1,050,000	\$481	68
28	6869592	07/14/25	Sun Canyon	1985	1342	\$458,000	\$341	\$455,000	\$339	42
29	6873533	07/15/25	Chateau De Vie 2	1969	1352	\$439,900	\$325	\$439,900	\$325	46
30	6854225	07/15/25	Veritas at McCormick Ranch	2009	2065	\$849,500	\$411	\$786,100	\$381	79
31	6828927	07/15/25	Villa Hermosa	1979	1865	\$1,095,000	\$587	\$1,050,000	\$563	111
32	6794597	07/15/25	Villa De Vallarta	1983	1342	\$350,000	\$261	\$345,000	\$257	214
33	6765538	07/16/25	Paradise Park Trails 2	1980	3415	\$1,775,000	\$520	\$1,725,000	\$505	254
34	6869781	07/16/25	Villa Monterey	1973	1103	\$435,000	\$394	\$425,000	\$385	56
35	6881454	07/16/25	Hallcraft Villas Scottsdale 2	1980	1022	\$369,000	\$361	\$365,000	\$357	24
36	6857172	07/17/25	Paseo Vista	1978	1857	\$1,125,000	\$606	\$1,073,000	\$578	48
37	6830870	07/17/25	Winfield Place	1975	1002	\$285,000	\$284	\$285,000	\$284	112
38	6728867	07/17/25	Briarwood 2	1976	3353	\$975,000	\$291	\$929,000	\$277	309
39	6864108	07/18/25	Chateau De Vie 7	1973	1440	\$487,500	\$339	\$450,000	\$313	70
40	6835333	07/18/25	McCormick Ranch Camello Vista 1	1974	1364	\$574,900	\$421	\$570,000	\$418	89
41	6877000	07/21/25	Paseo Vista	1978	1931	\$1,099,000	\$569	\$1,100,000	\$570	4
42	6869861	07/22/25	Sands McCormick	1985	1867	\$697,000	\$373	\$670,000	\$359	19

43	6889382	07/22/25	Pleasant Run	1977	1590	\$475,000	\$299	\$508,000	\$319	7
44	6838732	07/22/25	Winfield Place Phase 2	1975	1002	\$358,000	\$357	\$355,000	\$354	102
45	6849179	07/22/25	Paradise Park Trails	1979	2942	\$1,199,000	\$408	\$1,170,000	\$398	65
46	6852198	07/23/25	Paradise Park Trails	1980	2866	\$1,675,000	\$584	\$1,525,000	\$532	42
47	6841467	07/23/25	Park Scottsdale	1964	1408	\$375,000	\$266	\$382,500	\$272	84
48	6880291	07/24/25	Villa Royale at McCormick Ranch	1996	1149	\$485,000	\$422	\$475,000	\$413	41
49	6827833	07/24/25	Park Scottsdale	1964	1408	\$419,000	\$298	\$408,000	\$290	147
50	6794968	07/25/25	Las Colinas	1981	919	\$379,000	\$412	\$370,000	\$403	208
51	6857564	07/25/25	Colony at Scottsdale	1975	1539	\$572,000	\$372	\$572,000	\$372	49
52	6804331	07/25/25	Los Tesoros	1979	1600	\$917,000	\$573	\$858,000	\$536	186
53	6880812	07/25/25	Paseo Village	1976	3176	\$1,099,900	\$346	\$1,110,000	\$349	15
54	6862323	07/28/25	Park Scottsdale 2	1961	1540	\$825,000	\$536	\$810,000	\$526	66
55	6846643	07/28/25	Chateau De Vie 7	1973	1216	\$469,000	\$386	\$460,000	\$378	85
56	6855255	07/28/25	Parkcrest	1963	1830	\$775,000	\$423	\$775,000	\$423	76
57	6841170	07/28/25	Rancho Antiguas	1985	1053	\$320,000	\$304	\$280,000	\$266	110
58	6837308	07/30/25	Park Scottsdale 8	1966	2284	\$749,900	\$328	\$708,000	\$310	131
59	6880625	07/30/25	Park Scottsdale	1964	1408	\$430,000	\$305	\$430,000	\$305	42
60	6867027	07/30/25	Villa La Playa In McCormick Ranch	1979	2038	\$1,199,999	\$589	\$1,160,000	\$569	71
61	6868987	07/30/25	Pleasant Run	1979	1590	\$549,000	\$345	\$525,000	\$330	61
62	6891253	07/30/25	Arroyo Verde	1982	1925	\$525,000	\$273	\$526,000	\$273	8
63	6856471	07/31/25	Rancho Antiguas	1985	826	\$259,000	\$314	\$252,000	\$305	88
64	6861707	07/31/25	Estados De La Mancha	1979	2955	\$2,245,000	\$760	\$2,060,000	\$697	2
65	6820321	07/31/25	Paseo Villas	1974	1753	\$569,000	\$325	\$530,000	\$302	169
66	6819387	07/31/25	Chateau De Vie	1969	1704	\$459,500	\$270	\$464,500	\$273	121
67	6877871	07/31/25	Vista De La Tierra	1978	3314	\$2,455,000	\$741	\$2,335,000	\$705	39

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	July 2025 Sales
Homes Closed:	67
Average List Price (\$/SF):	\$411.48
Average Sale Price (\$/SF):	\$398.98
Average Days on Market:	82

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