



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - June 2020

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6047001	6/1/2020	Chateau De Vie 3	1969	1752	\$374,900	\$214	\$350,000	\$200	53
2	6079448	6/1/2020	Camello Vista	1974	1238	\$300,000	\$242	\$300,000	\$242	4
3	6070192	6/1/2020	Paradise Park Trails	1982	3028	\$1,150,000	\$380	\$1,127,000	\$372	22
4	6082212	6/1/2020	Los Abrigados	1995	2210	\$575,000	\$260	\$575,000	\$260	11
5	5988035	6/2/2020	Corriente Condominiums	2008	1364	\$380,000	\$279	\$370,000	\$271	160
6	6016954	6/2/2020	Briarwood Re-Amended	1973	2305	\$424,900	\$184	\$424,900	\$184	46
7	6055976	6/2/2020	Cabrillo Square	1988	1304	\$325,000	\$249	\$320,000	\$245	48
8	6072150	6/2/2020	Camello Vista	1974	1364	\$420,000	\$308	\$420,000	\$308	4
9	6074045	6/2/2020	Spanish Oaks Unit One Lot 1-58 & T	1979	1892	\$559,000	\$295	\$560,000	\$296	21
10	6068075	6/3/2020	Mountain View East Lot 1-51	1983	2781	\$995,000	\$358	\$954,000	\$343	20
11	6071792	6/3/2020	Chateau De Vie 6	1975	1757	\$339,900	\$193	\$339,900	\$193	5
12	6038194	6/4/2020	Tierra Feliz 3	1979	3024	\$1,150,000	\$380	\$1,075,000	\$355	91
13	6045054	6/4/2020	Country Horizons Lot 1-67 Tr A-B	1983	2837	\$850,000	\$300	\$785,000	\$277	6
14	6055996	6/4/2020	Indian Shadows 1	1969	2370	\$575,000	\$243	\$555,000	\$234	25
15	6054998	6/4/2020	Casitas Chaparral Amd	1974	1268	\$295,000	\$233	\$290,000	\$229	64
16	6070605	6/4/2020	Villa De Vallarta Phase 1	1980	758	\$169,900	\$224	\$175,000	\$231	16
17	6075372	6/4/2020	Traviata Condominiums	2004	1233	\$350,000	\$284	\$325,000	\$264	15
18	6078049	6/4/2020	Playa Del Sur Lot 1-98	1980	2109	\$750,000	\$356	\$725,000	\$344	17
19	6011498	6/5/2020	Briarwood 4	1979	2459	\$415,000	\$169	\$405,000	\$165	184
20	6053813	6/5/2020	Casitas Chaparral Amd	1974	1229	\$275,000	\$224	\$270,000	\$220	79
21	6063224	6/5/2020	Meridian On Mccormick Ranch	1991	1969	\$695,000	\$353	\$670,000	\$340	56
22	6071076	6/5/2020	Continental Villas	1970	2246	\$420,000	\$187	\$414,000	\$184	34
23	6069812	6/5/2020	Park Scottsdale 9 Amd	1967	1600	\$579,900	\$362	\$580,000	\$363	36
24	6073410	6/5/2020	Laguna San Juan	1973	1862	\$469,000	\$252	\$450,000	\$242	33
25	6073467	6/5/2020	Bella Vista	1981	919	\$225,000	\$245	\$220,000	\$239	26
26	6080847	6/5/2020	Scottsdale Monterey	1979	1832	\$475,000	\$259	\$475,000	\$259	3
27	6069482	6/8/2020	Chateau De Vie 5	1972	1088	\$292,000	\$268	\$290,000	\$267	46
28	6044640	6/9/2020	Hudson East	2020	1789	\$450,000	\$252	\$450,000	\$252	70
29	6075617	6/9/2020	CASITAS CHAPARRAL AMD MCR 167	1974	1229	\$225,000	\$183	\$213,250	\$174	32
30	6075513	6/9/2020	Santa Fe Subdivision Unit Two Lot 1	1979	1812	\$525,000	\$290	\$525,000	\$290	34
31	6085205	6/9/2020	Park Scottsdale 9 Amd	1967	2463	\$400,000	\$162	\$410,000	\$166	0
32	6070389	6/10/2020	Scottsdale Links Estates	2001	2097	\$624,950	\$298	\$615,000	\$293	48
33	6083506	6/10/2020	Palm Cove (Mccormick Ranch)	1994	1426	\$499,000	\$350	\$525,000	\$368	0
34	6069672	6/11/2020	El Paseo Lot 1-141 Tr A-Z	1982	1845	\$529,000	\$287	\$515,000	\$279	46
35	6074695	6/11/2020	Arroyo Verde Unit 2 Unit 1-146	1982	1925	\$499,900	\$260	\$499,900	\$260	4
36	6074543	6/11/2020	Villa De Vallarta	1984	1116	\$240,000	\$215	\$230,000	\$206	3
37	6076347	6/11/2020	Parkcrest	1965	2279	\$669,900	\$294	\$669,900	\$294	22
38	6079943	6/11/2020	Del Norte Gardens Lot 1-92	1979	2329	\$574,800	\$247	\$570,000	\$245	5
39	6080617	6/11/2020	Briarwood 3	1978	1913	\$379,800	\$199	\$357,500	\$187	18
40	6047893	6/12/2020	Park Scottsdale 1 Lots 1-181	1961	1795	\$415,900	\$232	\$395,000	\$220	81
41	6066605	6/12/2020	Rancho Antigua Condominiums	1985	1305	\$255,000	\$195	\$245,000	\$188	49

42	6067886	6/12/2020	Park Scottsdale 2	1961	1548	\$399,000	\$258	\$395,000	\$255	23
43	6075889	6/12/2020	La Mariposa Villas	1986	1804	\$525,000	\$291	\$525,000	\$291	14
44	6055463	6/15/2020	SANDS Mccormick	1985	2528	\$620,000	\$245	\$603,000	\$239	65
45	6056292	6/15/2020	Sands Mccormick Townhomes	1981	1695	\$525,000	\$310	\$499,000	\$294	58
46	6077891	6/15/2020	Park Scottsdale Townhouse	1964	1584	\$280,000	\$177	\$268,000	\$169	4
47	6080678	6/15/2020	Sands Scottsdale 3	1977	2529	\$674,900	\$267	\$668,000	\$264	27
48	6079739	6/15/2020	Briarwood 6	1983	2586	\$440,000	\$170	\$430,000	\$166	29
49	6080419	6/15/2020	Chateau De Vie 5	1974	1314	\$305,000	\$232	\$298,000	\$227	16
50	6055146	6/16/2020	Arroyo Verde Homes Common Area	1975	1295	\$349,900	\$270	\$325,000	\$251	45
51	6061449	6/16/2020	Lincoln Gardens Condominium	1984	1110	\$205,000	\$185	\$204,000	\$184	35
52	6079638	6/16/2020	Arroyo Verde Homes Common Area	1975	1117	\$309,900	\$277	\$304,000	\$272	23
53	6046121	6/17/2020	Paradise Park Manor	1980	3211	\$825,000	\$257	\$796,000	\$248	105
54	6071771	6/17/2020	Paseo Village Replat	1977	2172	\$574,500	\$265	\$565,000	\$260	20
55	6073935	6/18/2020	Park Scottsdale 7	1967	2498	\$625,000	\$250	\$635,000	\$254	0
56	6052648	6/18/2020	Paseo Village Amd	1974	2152	\$516,000	\$240	\$495,000	\$230	47
57	6063230	6/18/2020	Meridian On Mccormick Ranch	1988	2171	\$550,000	\$253	\$545,000	\$251	74
58	6055040	6/18/2020	Cabrillo Square	1987	1279	\$329,900	\$258	\$319,000	\$249	52
59	6078157	6/18/2020	Chateau De Vie	1969	1704	\$324,900	\$191	\$330,000	\$194	35
60	6078607	6/18/2020	Camelview Greens Replat Lot 1-140	1987	1640	\$439,000	\$268	\$439,000	\$268	35
61	6082257	6/18/2020	Casabella Condominiums	1990	1076	\$292,000	\$271	\$292,000	\$271	12
62	6062024	6/19/2020	Walden Place Lot 1-73 & Tr A-H	1979	1780	\$495,000	\$278	\$475,000	\$267	65
63	6059645	6/19/2020	Sienna Condominiums - Gated Com	1994	1075	\$255,000	\$237	\$255,000	\$237	59
64	6070064	6/19/2020	Heritage Village 3 Lot 1-166 Tr A-E	1984	1930	\$599,999	\$311	\$599,000	\$310	34
65	6070931	6/19/2020	Lincoln Gardens Condominium	1984	1110	\$259,900	\$234	\$250,000	\$225	53
66	6076879	6/19/2020	Park Scottsdale 7	2020	3670	\$1,169,000	\$319	\$1,150,000	\$313	11
67	5941234	6/22/2020	Las Palomas Lot 1-144 & Tr A-P Priv:	1980	2912	\$690,000	\$237	\$645,000	\$221	347
68	6014298	6/22/2020	Island at Mccormick Ranch Lot 1-86	1983	3389	\$1,140,000	\$336	\$1,007,000	\$297	148
69	6050746	6/22/2020	Casabella Condominiums	1990	819	\$215,000	\$263	\$203,000	\$248	104
70	6055813	6/22/2020	Suggs Rancho Mccormick Lot 1-251	1984	3336	\$1,025,000	\$307	\$963,000	\$289	49
71	6056540	6/22/2020	Scottsdale Park Villas	1974	1335	\$293,000	\$219	\$285,000	\$213	26
72	6057930	6/22/2020	Continental Villas	1970	2000	\$375,000	\$188	\$368,000	\$184	92
73	6070104	6/22/2020	Chateau De Vie 6	1979	1692	\$359,000	\$212	\$354,000	\$209	60
74	6076267	6/22/2020	Continental Villas	1970	1584	\$340,000	\$215	\$333,000	\$210	18
75	6043897	6/23/2020	Continental Villas	1970	1352	\$328,000	\$243	\$320,875	\$237	81
76	6061222	6/23/2020	Park Scottsdale 2	1961	1801	\$424,900	\$236	\$408,500	\$227	53
77	6067586	6/23/2020	Paradise Valley Farms	2016	6039	\$3,595,000	\$595	\$3,500,000	\$580	4
78	6076884	6/23/2020	Chateau De Vie 6	1974	1692	\$300,000	\$177	\$305,000	\$180	5
79	6056537	6/24/2020	Paseo Village Amd	1976	2162	\$625,000	\$289	\$625,000	\$289	46
80	6081192	6/24/2020	Park Scottsdale 2	1961	1640	\$515,000	\$314	\$515,000	\$314	22
81	6080106	6/24/2020	Suggs Rancho Mccormick	2000	2241	\$725,000	\$324	\$700,000	\$312	7
82	6090718	6/24/2020	Suggs Rancho Mccormick Lot 1-251	1985	2925	\$769,000	\$263	\$738,000	\$252	0
83	6061049	6/25/2020	Las Palomas Lot 1-144 & Tr A-P Priv:	1988	2652	\$730,000	\$275	\$730,000	\$275	83
84	6067991	6/25/2020	Santa Fe Reamended Lot 1-125 & Tr	1978	2295	\$525,000	\$229	\$525,000	\$229	40
85	6082615	6/25/2020	Lincoln Gardens Condominium	1984	1110	\$255,900	\$231	\$255,900	\$231	31
86	6081435	6/25/2020	Arroyo Verde Homes	1980	982	\$359,000	\$366	\$350,000	\$356	5
87	6080838	6/25/2020	Scottsdale Park Villas	1974	1335	\$360,000	\$270	\$355,000	\$266	3
88	6082756	6/25/2020	Monterra Scottsdale Residences Coi	1980	742	\$205,000	\$276	\$202,000	\$272	30
89	6042966	6/26/2020	Casabella Condominiums	1990	819	\$217,000	\$265	\$213,000	\$260	80
90	6056199	6/26/2020	Las Colinas Unit 1001-1113 2001-21	1981	962	\$229,900	\$239	\$221,000	\$230	79
91	6060229	6/26/2020	Hilton Casitas	1973	3000	\$1,075,000	\$358	\$1,040,000	\$347	161
92	6065013	6/26/2020	Sandpiper Scottsdale No. 2 Amd	1973	1850	\$649,000	\$351	\$627,000	\$339	72
93	6067801	6/26/2020	Paradise Park Manor 2	1982	2730	\$995,000	\$364	\$950,000	\$348	53
94	6078282	6/26/2020	Las Colinas / Bella Vita	1981	962	\$218,000	\$227	\$215,000	\$223	43
95	6082427	6/26/2020	Hallcraft Villas Scottsdale 2	1974	1053	\$240,000	\$228	\$240,000	\$228	1
96	6084769	6/26/2020	Sands Scottsdale Townhouses 1	1978	2533	\$459,900	\$182	\$455,000	\$180	28
97	6091004	6/26/2020	Park Scottsdale 1 Lots 1-181	1961	1372	\$365,000	\$266	\$352,500	\$257	8
98	6090032	6/26/2020	Winfield Place	1975	1002	\$249,000	\$249	\$247,000	\$247	1

99	6027980	6/29/2020	El Paseo Lot 1-141 Tr A-Z	1981	1846	\$475,000	\$257	\$472,000	\$256	157
100	6036150	6/29/2020	Belcara at McCormick Ranch Condo	1979	658	\$159,000	\$242	\$153,000	\$233	75
101	6046667	6/29/2020	Casabella Patio Homes	1976	2853	\$975,000	\$342	\$960,000	\$336	104
102	6059856	6/29/2020	Villa De Vallarta Phase 1	1980	1147	\$220,000	\$192	\$214,000	\$187	68
103	6075765	6/29/2020	Villa Monterey **Garage!	1973	1327	\$359,000	\$271	\$352,500	\$266	34
104	6079257	6/29/2020	Santa Fe Subdivision Unit 2	1979	1890	\$549,000	\$290	\$549,000	\$290	3
105	6084049	6/29/2020	Continental Villas	1970	1174	\$300,000	\$256	\$306,000	\$261	32
106	6094799	6/29/2020	Sands Scottsdale	1975	2123	\$650,000	\$306	\$650,000	\$306	6
107	6051864	6/30/2020	Las Palomas Lot 1-144 & Tr A-P Priv	1979	2393	\$564,500	\$236	\$525,000	\$219	68
108	6050064	6/30/2020	Park Scottsdale 9 Amd	1967	2398	\$630,000	\$263	\$600,000	\$250	84
109	6050617	6/30/2020	Paseo Village	1976	2200	\$615,000	\$280	\$605,000	\$275	79
110	6077599	6/30/2020	Heritage Village 2 Lot 1-108 Tr A-E	1978	2013	\$590,000	\$293	\$582,000	\$289	14
111	6080664	6/30/2020	Villa Monterey	1968	2034	\$369,000	\$181	\$375,000	\$184	21
112	6083493	6/30/2020	Santa Fe Reamended Lot 1-125 & Tr	1978	2295	\$569,900	\$248	\$569,900	\$248	34
113	6087984	6/30/2020	Tierra De Los Reyes	1981	1985	\$515,000	\$259	\$513,150	\$259	1

OVERVIEW

Sales Month / Year	June 2020 Sales
Homes Closed:	113
Average List Price (\$/SF):	\$263.58
Average Sale Price (\$/SF):	\$257.96
Average Days on Market:	45

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