



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - March 2020

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6031367	3/2/2020	Continental Villas	1970	1584	\$350,000	\$221	\$350,000	\$221	32
2	6034506	3/2/2020	Artesia	2009	1573	\$485,000	\$308	\$490,000	\$312	25
3	5997554	3/3/2020	Park Scottsdale 4	1962	1463	\$417,400	\$285	\$390,000	\$267	128
4	5998626	3/3/2020	Chateau De Vie	1969	1704	\$299,000	\$175	\$300,000	\$176	126
5	5982119	3/4/2020	Suggs Ranch McCormick Replat	1986	2609	\$805,000	\$309	\$795,000	\$305	157
6	6026825	3/4/2020	Arabian Gardens Lot 1-72 Tr A-D	1981	1797	\$468,000	\$260	\$468,000	\$260	6
7	6030694	3/4/2020	Orange Tree Estates Unit Two Lot 1-	2005	4339	\$1,150,000	\$265	\$1,110,000	\$256	17
8	6017742	3/5/2020	Las Colinas Unit 1001-1113 2001-21	1981	919	\$224,900	\$245	\$219,900	\$239	60
9	6020012	3/5/2020	Paradise Park Trails	2012	3613	\$1,385,000	\$383	\$1,255,000	\$347	59
10	6025138	3/5/2020	McCormick Ranch Suggs Rancho	1979	1712	\$485,000	\$283	\$478,000	\$279	4
11	5920595	3/6/2020	Casabella Patio Homes Lot 1-63 Tr A	1976	4171	\$839,000	\$201	\$799,000	\$192	286
12	6021086	3/6/2020	Chateau De Vie 4	1969	1576	\$324,900	\$206	\$321,000	\$204	23
13	6020552	3/6/2020	Las Palomas Lot 1-144 & Tr A-P Privi	1982	2912	\$700,000	\$240	\$665,000	\$228	36
14	6027221	3/6/2020	Park Scottsdale 3 Lots 551-620	1962	2287	\$494,900	\$216	\$474,000	\$207	45
15	6032205	3/6/2020	Rancho Antigua Condominiums	1985	1053	\$224,900	\$214	\$224,900	\$214	0
16	6034733	3/6/2020	Lincoln Gardens Condominium	1984	1110	\$249,900	\$225	\$250,000	\$225	23
17	6035013	3/6/2020	Estate Los Arboles 2 Lot 1-23 & Tr A	1979	3166	\$940,000	\$297	\$895,000	\$283	1
18	6036994	3/6/2020	Rancho Antigua Condominiums	1985	1331	\$325,000	\$244	\$318,000	\$239	15
19	5973468	3/9/2020	Indian Bend Ranchos	1970	2923	\$899,000	\$308	\$895,000	\$306	188
20	6026941	3/9/2020	Chateau De Vie 2	1969	1352	\$299,500	\$222	\$300,000	\$222	47
21	6016921	3/9/2020	Park Scottsdale Townhouse Unit Tw	1964	1408	\$264,900	\$188	\$260,000	\$185	56
22	6027351	3/9/2020	Indian Shadows 1	1969	2400	\$635,000	\$265	\$630,000	\$263	15
23	6023361	3/9/2020	Chateau De Vie 4	1969	1752	\$359,900	\$205	\$355,000	\$203	13
24	6026869	3/9/2020	Paseo Village Replat	1976	2096	\$679,997	\$324	\$650,000	\$310	22
25	6030263	3/9/2020	Park Scottsdale Townhouse /Condo	1964	1088	\$235,000	\$216	\$230,000	\$211	41
26	6010014	3/10/2020	El Paseo Lot 1-141 Tr A-Z	1980	2185	\$584,500	\$268	\$560,000	\$256	102
27	6019081	3/10/2020	Villa Royale at McCormick Ranch Mc	1996	1508	\$389,900	\$259	\$385,000	\$255	68
28	6015048	3/10/2020	Corriente Condominiums	2008	1364	\$399,000	\$293	\$388,500	\$285	65
29	6016824	3/10/2020	Casas Dia Festivo Amd Lot 8-11 29-3	1991	1980	\$445,000	\$225	\$451,000	\$228	80
30	6017231	3/10/2020	Scottsdale In Towne Villa	1979	1770	\$380,000	\$215	\$380,000	\$215	75
31	6020730	3/10/2020	Rancho Antigua Condominiums	1985	1305	\$279,900	\$214	\$279,900	\$214	7
32	6039039	3/10/2020	Corriente Condominiums	2015	1509	\$424,900	\$282	\$425,000	\$282	17
33	6021307	3/11/2020	Cuernavaca Townhomes - Private R	1975	2323	\$795,000	\$342	\$795,000	\$342	28
34	6035377	3/11/2020	Laguna San Juan	1973	1651	\$449,000	\$272	\$460,000	\$279	16
35	5923186	3/12/2020	Ranchos Chiquito	1960	3455	\$1,275,000	\$369	\$1,225,000	\$355	293
36	5924021	3/12/2020	Estate Los Arboles	1994	3136	\$1,049,000	\$335	\$995,000	\$317	310
37	6010303	3/12/2020	La Jolla Blanca Lot 1-64 Tr A-H J	1984	1781	\$529,900	\$298	\$540,000	\$303	102
38	6013494	3/12/2020	Paradise Park Manor 2	1981	3985	\$795,000	\$199	\$795,000	\$199	93
39	6026816	3/12/2020	Arroyo Verde	1984	1742	\$475,000	\$273	\$450,000	\$258	23
40	6045963	3/12/2020	Paseo Village	1977	1888	\$499,000	\$264	\$460,000	\$244	2
41	5883203	3/13/2020	Chateau De Vie 7	1973	1216	\$305,000	\$251	\$305,000	\$251	174

42	6023202	3/13/2020	Corriente Condominiums	2014	1625	\$525,000	\$323	\$517,000	\$318	49
43	6033033	3/13/2020	Park Scottsdale 1 Lots 1-181	1962	1620	\$465,000	\$287	\$471,000	\$291	47
44	6034125	3/13/2020	Lincoln Place	1997	3205	\$1,450,000	\$452	\$1,410,000	\$440	35
45	6034615	3/13/2020	Indian Bend Village No 2	1981	1744	\$455,900	\$261	\$450,000	\$258	28
46	6036054	3/13/2020	Indian Bend Village No 1 Unit 21-30	1980	1472	\$444,900	\$302	\$440,000	\$299	28
47	6036706	3/13/2020	Corriente Condominiums	2013	1093	\$299,900	\$274	\$290,000	\$265	26
48	6015652	3/16/2020	Chateau De Vie 5	1974	1314	\$292,000	\$222	\$280,000	\$213	88
49	6043295	3/16/2020	Paseo Villas	1974	1349	\$345,000	\$256	\$334,000	\$248	0
50	6027519	3/17/2020	Heritage Village 3	1983	2136	\$599,000	\$280	\$599,000	\$280	1
51	6027034	3/17/2020	Santa Fe Subdivision Unit 2	1979	1890	\$489,000	\$259	\$487,000	\$258	21
52	6034262	3/17/2020	Sands North Townhouses	1972	2088	\$629,997	\$302	\$625,000	\$299	39
53	6032254	3/17/2020	Park Scottsdale 18	1972	1832	\$495,000	\$270	\$495,000	\$270	2
54	6038836	3/17/2020	Villa Monterey 8b Amended	1973	1139	\$315,000	\$277	\$320,000	\$281	2
55	6027498	3/18/2020	Club Scottsdale Condominium Ut 1C	1991	884	\$239,900	\$271	\$245,000	\$277	22
56	6025515	3/18/2020	Tierra Feliz 3	1979	3303	\$1,269,000	\$384	\$1,150,000	\$348	39
57	6032392	3/18/2020	Park Scottsdale 3 Lots 551-620	1962	2405	\$544,684	\$226	\$510,000	\$212	16
58	6034054	3/18/2020	Pleasant Run Unit 2 Amd	1979	1590	\$399,000	\$251	\$395,000	\$248	31
59	6000329	3/19/2020	Villa De Benedita Lot 1-24 Tract A-K	1983	2183	\$739,000	\$339	\$724,000	\$332	137
60	6028174	3/19/2020	El Paseo	1984	1975	\$519,900	\$263	\$519,900	\$263	60
61	6040721	3/19/2020	Park Scottsdale Townhouse Unit Tw	1964	1408	\$275,100	\$195	\$275,100	\$195	3
62	5974129	3/20/2020	7600 Lincoln	1993	2265	\$688,000	\$304	\$675,000	\$298	197
63	5987522	3/20/2020	Vista De La Tierra Lot 1-98	1979	2860	\$1,330,000	\$465	\$1,185,600	\$415	0
64	5998799	3/20/2020	Pleasant Run Unit 2 Amd	1977	1590	\$420,000	\$264	\$425,000	\$267	134
65	6022103	3/20/2020	Palm Cove	1994	1593	\$599,000	\$376	\$600,000	\$377	11
66	6036957	3/20/2020	Laguna San Juan	1973	1613	\$395,000	\$245	\$385,000	\$239	1
67	6037068	3/20/2020	Park Scottsdale 4	1962	1591	\$549,900	\$346	\$535,000	\$336	36
68	6037312	3/20/2020	Sienna Condominiums	1994	731	\$192,000	\$263	\$190,000	\$260	4
69	6020503	3/23/2020	Park Scottsdale 1 Lots 1-181	1961	1620	\$525,000	\$324	\$525,000	\$324	67
70	6029394	3/23/2020	Park Scottsdale 1 Lots 1-181	1961	1372	\$412,000	\$300	\$412,000	\$300	1
71	6040961	3/23/2020	Paseo Village Amd	1975	2152	\$514,990	\$239	\$510,990	\$237	30
72	5997723	3/24/2020	Winfield Place Phase 2 Condominiu	1975	1002	\$239,900	\$239	\$237,000	\$237	116
73	6030565	3/24/2020	Park Scottsdale 6	1964	2803	\$700,000	\$250	\$658,800	\$235	16
74	6036674	3/24/2020	Hallcraft Villas Scottsdale 2	1980	1266	\$285,000	\$225	\$288,000	\$227	2
75	6037437	3/24/2020	Briarwood 4	1980	2242	\$619,000	\$276	\$619,000	\$276	36
76	6039960	3/24/2020	Scottsdale Monterey Lot 1-183 & Tr	1980	1638	\$450,000	\$275	\$450,000	\$275	34
77	5947859	3/25/2020	Chateau De Vie 6	1975	1714	\$312,500	\$182	\$295,000	\$172	69
78	6033917	3/25/2020	Las Palomas Lot 1-144 & Tr A-P Privi	1984	2080	\$540,000	\$260	\$530,000	\$255	49
79	6024881	3/26/2020	El Paseo Lot 1-141 Tr A-Z	1981	2034	\$520,000	\$256	\$491,500	\$242	65
80	6039504	3/26/2020	Suggs Rancho McCormick Lot 1-251	1978	1712	\$469,000	\$274	\$460,000	\$269	19
81	6034101	3/26/2020	Paradise Park Trails 2 Lot 1-188 Tr A	1979	2596	\$1,049,000	\$404	\$987,500	\$380	48
82	6036973	3/26/2020	Arroyo Verde Homes Common Area	1979	1070	\$337,000	\$315	\$337,000	\$315	36
83	5926924	3/27/2020	Playa Del Sur Lot 1-98	1980	3522	\$1,100,000	\$312	\$1,100,000	\$312	147
84	6009262	3/27/2020	Las Palomas	1984	2705	\$725,000	\$268	\$710,000	\$262	122
85	6028115	3/27/2020	Estados De La Mancha Lot 1-91	1979	2476	\$835,000	\$337	\$799,000	\$323	41
86	6024144	3/27/2020	Country Horizons	1985	2855	\$875,000	\$306	\$860,000	\$301	73
87	6025574	3/27/2020	Mccormick Place South Condominiu	1975	520	\$132,000	\$254	\$132,000	\$254	35
88	6030695	3/27/2020	Park Scottsdale	1966	1780	\$490,000	\$275	\$455,000	\$256	5
89	6041902	3/27/2020	Laguna San Juan	1973	1543	\$399,900	\$259	\$399,900	\$259	23
90	5958594	3/30/2020	Las Palomas Lot 1-144 & Tr A-P Privi	1983	3131	\$799,500	\$255	\$750,000	\$240	220
91	5987932	3/30/2020	Indian Bend Village No 1	1980	1437	\$379,900	\$264	\$375,000	\$261	110
92	6036956	3/30/2020	Laguna San Juan	1973	1702	\$385,000	\$226	\$371,500	\$218	1
93	6033039	3/31/2020	Plaza Amd Lot 1-25 Tr A-H J-L	1983	1961	\$549,900	\$280	\$520,000	\$265	22
94	6029530	3/31/2020	Santa Fe Reamended Lot 1-125 & Tr	1978	1829	\$575,000	\$314	\$573,175	\$313	16
95	6041445	3/31/2020	Los Tesoros Lot 1-48	1979	1921	\$699,000	\$364	\$675,000	\$351	0
96	6040953	3/31/2020	Parkcrest	1968	2016	\$550,000	\$273	\$550,000	\$273	3
97	6044651	3/31/2020	Chateau De Vie 7	1973	1216	\$329,000	\$271	\$329,000	\$271	0
98	6048160	3/31/2020	Scottsdale Links Estates	2002	2382	\$750,000	\$315	\$730,000	\$306	31

OVERVIEW

Sales Month / Year	March 2020 Sales
Homes Closed:	99
Average List Price (\$/SF):	\$275.05
Average Sale Price (\$/SF):	\$269.22
Average Days on Market:	54



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