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**McCormick Ranch Sold Homes - March 2023**

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6431768	03/01/23	Tierra Nueva	1979	3333	\$1,550,000	\$465	\$1,515,000	\$455	203
2	6511332	03/01/23	Villa Monterey	1973	1179	\$465,000	\$394	\$465,000	\$394	39
3	6504834	03/01/23	Winfield Place	1975	1002	\$339,000	\$338	\$339,000	\$338	7
4	6512044	03/02/23	Paseo Village	1976	2145	\$1,299,000	\$606	\$1,299,000	\$606	11
5	6468747	03/02/23	Orange Tree Estates	1983	2636	\$995,000	\$377	\$935,000	\$355	156
6	6498332	03/02/23	Santo Tomas Scottsdale	1978	2080	\$525,000	\$252	\$510,000	\$245	71
7	6513048	03/02/23	Park Scottsdale	1964	1584	\$399,000	\$252	\$412,000	\$260	16
8	6502289	03/02/23	Paradise Park Trails	1979	2863	\$1,150,000	\$402	\$1,290,000	\$451	31
9	6504015	03/03/23	Paradise Park Trails	1979	2432	\$1,095,000	\$450	\$995,000	\$409	57
10	6511685	03/03/23	Santa Fe	1979	1812	\$659,000	\$364	\$645,000	\$356	24
11	6504167	03/03/23	Belcara at McCormick Ranch	1979	1212	\$379,000	\$313	\$363,500	\$300	54
12	6470948	03/03/23	Las Palomas	1983	1816	\$1,045,000	\$575	\$1,005,000	\$553	140
13	6512284	03/03/23	Lakeside Villas of Scottsdale	1986	1241	\$500,000	\$403	\$497,500	\$401	37
14	6516963	03/03/23	Paradise Park Manor	1980	4244	\$2,200,000	\$518	\$2,145,000	\$505	0
15	6521833	03/03/23	Villa Monterey	1973	1460	\$475,000	\$325	\$460,000	\$315	161
16	6417663	03/03/23	Briarwood	1976	2240	\$655,000	\$292	\$565,000	\$252	264
17	6505596	03/06/23	Santa Fe	1979	2421	\$1,150,000	\$475	\$1,100,000	\$454	57
18	6515142	03/06/23	Belcara at McCormick Ranch	1979	780	\$280,000	\$359	\$271,000	\$347	22
19	6485733	03/06/23	Carriage Square	1983	1832	\$899,900	\$491	\$895,000	\$489	117
20	6488070	03/06/23	Sands Scottsdale	1973	2460	\$885,000	\$360	\$880,000	\$358	117
21	6481391	03/06/23	Parkcrest	1963	1701	\$995,000	\$585	\$950,000	\$558	133
22	6512071	03/06/23	Club Scottsdale	1991	1031	\$450,000	\$436	\$401,000	\$389	39
23	6503151	03/06/23	7600 Lincoln	1993	3578	\$1,775,000	\$496	\$1,700,000	\$475	51
24	6511106	03/06/23	Walden Place	1981	1266	\$500,000	\$395	\$490,000	\$387	20
25	6512718	03/07/23	Paseo Village	2022	3438	\$1,600,000	\$465	\$1,580,000	\$460	40
26	6511672	03/08/23	Villa Antano	1986	2610	\$985,000	\$377	\$970,000	\$372	44
27	6517809	03/08/23	Camello Vista	1974	1238	\$529,000	\$427	\$529,000	\$427	18
28	6521332	03/08/23	Park Scottsdale	1968	2188	\$600,000	\$274	\$581,563	\$266	15
29	6439210	03/09/23	Chateau De Vie	1969	1752	\$499,999	\$285	\$499,999	\$285	141
30	6514644	03/09/23	Villa Antigua	1986	1036	\$399,000	\$385	\$399,000	\$385	4
31	6507431	03/10/23	Santo Tomas Scottsdale	1985	2573	\$675,000	\$262	\$645,000	\$251	57
32	6505515	03/10/23	McCormick Ranch	1980	2151	\$850,000	\$395	\$855,000	\$397	31
33	6478158	03/10/23	McCormick Ranch	1982	1984	\$730,000	\$368	\$720,000	\$363	137
34	6521601	03/10/23	Santa Fe	1979	2165	\$925,000	\$427	\$925,000	\$427	10
35	6495889	03/10/23	Arroyo Verde Homes	1980	1256	\$540,000	\$430	\$530,000	\$422	48
36	6481259	03/10/23	Park Scottsdale	1961	1560	\$730,000	\$468	\$710,000	\$455	110
37	6525186	03/14/23	Santa Fe	1978	1812	\$675,000	\$373	\$680,000	\$375	2
38	6508583	03/15/23	Sun Canyon	1985	1091	\$415,000	\$380	\$425,000	\$390	44
39	6497073	03/15/23	Vista Del Lago	1978	3268	\$2,995,000	\$916	\$2,995,000	\$916	67
40	6514546	03/15/23	Artesia	2009	1012	\$420,000	\$415	\$400,000	\$395	42
41	6518372	03/15/23	Paseo Village	1974	1618	\$788,000	\$487	\$740,000	\$457	35
42	6505072	03/15/23	Paseo Village	1977	2225	\$1,245,000	\$564	\$1,175,000	\$528	21

43	6497463	03/15/23	Casa Buena	1978	2050	\$1,050,000	\$512	\$1,050,000	\$512	48
44	6522445	03/15/23	Hayden Estates	1980	1941	\$675,000	\$348	\$680,000	\$350	2
45	6484051	03/15/23	Heritage Terrace	1983	2758	\$1,085,000	\$393	\$1,030,000	\$373	66
46	6506671	03/15/23	Belcara at Mccormick Ranch	1979	1073	\$320,000	\$298	\$320,000	\$298	36
47	6491090	03/15/23	Continental Villas	1970	2000	\$579,000	\$290	\$575,000	\$288	75
48	6509422	03/16/23	Villa Estados	1984	1300	\$419,500	\$323	\$410,000	\$315	48
49	6493259	03/16/23	Winfield Place	1975	697	\$260,000	\$373	\$244,250	\$350	79
50	6426778	03/16/23	Villa Monterey	1969	1570	\$569,900	\$363	\$560,000	\$357	247
51	6521593	03/16/23	Tierra Feliz	1980	1908	\$799,000	\$419	\$820,000	\$430	24
52	6483547	03/16/23	Corriente	2008	1364	\$600,000	\$440	\$575,000	\$422	111
53	6510684	03/16/23	Paseo Village	1976	2125	\$825,000	\$388	\$797,500	\$375	64
54	6485126	03/16/23	Tierra Feliz	1979	2240	\$1,445,000	\$645	\$1,350,000	\$603	97
55	6521945	03/17/23	Carriage Square	1983	2314	\$679,000	\$293	\$684,000	\$296	20
56	6516341	03/20/23	Suggs Rancho Mccormick	1986	2485	\$950,000	\$382	\$950,000	\$382	4
57	6518177	03/20/23	Topaz by Starpointe	2013	3426	\$2,500,000	\$730	\$2,475,000	\$722	9
58	6481461	03/20/23	Scottsdale Park Villas	1974	1530	\$524,900	\$343	\$511,000	\$334	160
59	6509272	03/20/23	Parkcrest	1965	1404	\$675,000	\$481	\$675,000	\$481	61
60	6513682	03/20/23	Camello Vista	1974	1329	\$499,995	\$376	\$505,000	\$380	1
61	6513004	03/21/23	Belcara at Mccormick Ranch	1979	780	\$279,000	\$358	\$265,000	\$340	47
62	6425666	03/21/23	Spanish Oaks	1979	1880	\$649,000	\$345	\$614,000	\$327	266
63	6506997	03/21/23	Corriente	2015	1509	\$580,000	\$384	\$565,000	\$374	43
64	6523780	03/21/23	The Colony at Scottsdale	1979	1256	\$450,000	\$358	\$472,000	\$376	11
65	6527477	03/22/23	Casabella	1990	1076	\$350,000	\$325	\$355,000	\$330	0
66	6483027	03/22/23	Tierra Nueva	1981	2702	\$1,349,999	\$500	\$1,330,000	\$492	145
67	6494965	03/22/23	Camello Vista	1974	1335	\$495,000	\$371	\$460,000	\$345	111
68	6517735	03/22/23	Laguna San Juan	1973	1729	\$589,000	\$341	\$580,000	\$335	31
69	6478079	03/22/23	Pleasant Run	1977	2670	\$720,000	\$270	\$710,000	\$266	98
70	6487505	03/23/23	Pleasant Run	1979	2959	\$749,900	\$253	\$765,000	\$259	119
71	6523572	03/23/23	Belcara at Mccormick Ranch	1979	780	\$267,000	\$342	\$267,000	\$342	27
72	6395686	03/23/23	Mccormick Ranch	1980	2085	\$1,049,000	\$503	\$1,000,000	\$480	253
73	6495161	03/23/23	Park Scottsdale	1962	1635	\$750,000	\$459	\$750,000	\$459	106
74	6521776	03/24/23	Park Scottsdale	1964	1408	\$450,000	\$320	\$440,000	\$313	14
75	6516322	03/24/23	Sienna Condominiums	1994	1073	\$385,000	\$359	\$381,000	\$355	17
76	6509966	03/27/23	Paseo Village	1976	1740	\$745,000	\$428	\$615,000	\$353	34
77	6519759	03/27/23	Santa Fe	1979	2295	\$695,000	\$303	\$675,000	\$294	42
78	6525643	03/27/23	Heritage Village	1981	1935	\$799,000	\$413	\$770,000	\$398	16
79	6512126	03/27/23	Mccormick Ranch	1979	1906	\$924,999	\$485	\$900,000	\$472	210
80	6492880	03/27/23	Park Scottsdale	1961	1620	\$649,000	\$401	\$639,000	\$394	105
81	6514612	03/28/23	El Paseo	1984	2034	\$930,000	\$457	\$930,000	\$457	22
82	6518296	03/28/23	Las Colinas Bella Vita	1981	919	\$359,900	\$392	\$359,000	\$391	18
83	6527813	03/29/23	Scottsdale In Towne Villas	1979	1274	\$440,000	\$345	\$445,000	\$349	6
84	6522553	03/30/23	Walden Place	1981	1414	\$440,000	\$311	\$420,000	\$297	29
85	6528186	03/30/23	Camello Vista	1978	1335	\$480,000	\$360	\$480,000	\$360	30
86	6516699	03/30/23	Briarwood	1982	2626	\$714,900	\$272	\$700,000	\$267	45
87	6476311	03/30/23	Chateau De Vie	1969	1752	\$475,000	\$271	\$460,550	\$263	128
88	6508830	03/30/23	Los Abrigados	1996	2210	\$950,000	\$430	\$925,000	\$419	13
89	6485524	03/31/23	Winfield Place	1975	1002	\$308,900	\$308	\$299,900	\$299	83
90	6435506	03/31/23	Villa Hermosa	1985	2024	\$840,000	\$415	\$787,750	\$389	229
91	6521874	03/31/23	Continental Villas	1970	1746	\$499,000	\$286	\$475,000	\$272	14
92	6490238	03/31/23	Briarwood	1981	2400	\$1,150,000	\$479	\$1,025,000	\$427	27
93	6511299	03/31/23	Chateau De Vie	1979	1615	\$455,000	\$282	\$440,000	\$272	29
94	6515392	03/31/23	Cabrillo Square	1988	1304	\$450,000	\$345	\$450,000	\$345	6
95	6487435	03/31/23	Briarwood	1973	2019	\$729,000	\$361	\$700,000	\$347	120
96	6521649	03/31/23	Sun Canyon	1988	1342	\$550,000	\$410	\$568,500	\$424	15
97	6517517	03/31/23	Sands Scottsdale	1977	2230	\$899,000	\$403	\$882,000	\$396	5

#### OVERVIEW

Community/Area/City

McCormick Ranch / Scottsdale

Homes Closed:	97
Average List Price (\$/SF):	\$399.06
Average Sale Price (\$/SF):	\$389.38
Average Days on Market:	66



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