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**McCormick Ranch Sold Homes - March 2025**

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6766343	03/03/25	Tierra Feliz 3	1980	2000	\$1,474,985	\$737	\$1,375,000	\$688	112
2	6794056	03/03/25	Casitas Chaparral	1974	1229	\$425,000	\$346	\$390,000	\$317	75
3	6804069	03/03/25	Hallcraft Villas Scottsdale 2	1974	1053	\$409,000	\$388	\$409,000	\$388	36
4	6763740	03/04/25	Islands at McCormick Ranch	1984	2925	\$2,165,000	\$740	\$2,165,000	\$740	144
5	6820594	03/04/25	Hallcraft Villas Scottsdale 2	1980	1352	\$349,000	\$258	\$343,000	\$254	8
6	6790953	03/05/25	Park Scottsdale 4	1962	1583	\$850,000	\$537	\$845,000	\$534	85
7	6807122	03/05/25	Cuernavaca Segundo	1980	3629	\$1,995,000	\$550	\$1,950,000	\$537	41
8	6791217	03/05/25	Chateau De Vie 2	1969	1352	\$435,000	\$322	\$420,000	\$311	78
9	6823484	03/06/25	Corriente	2008	1093	\$424,950	\$389	\$413,000	\$378	2
10	6785434	03/06/25	Villa Estados	1981	1098	\$425,900	\$388	\$420,000	\$383	85
11	6723414	03/06/25	Laguna San Juan	1973	2752	\$1,150,000	\$418	\$1,015,000	\$369	74
12	6799579	03/06/25	Camello Vista 1	1974	1335	\$495,000	\$371	\$449,000	\$336	46
13	6801549	03/06/25	Villa Antano	1984	1930	\$895,000	\$464	\$885,000	\$459	55
14	6752063	03/07/25	Villa Antigua Scottsdale	1986	1036	\$379,000	\$366	\$360,000	\$347	134
15	6803421	03/07/25	Monterey at Mountain View	1993	2439	\$1,480,000	\$607	\$1,480,000	\$607	48
16	6818422	03/07/25	Paradise Valley Farms	1992	2901	\$2,995,000	\$1,032	\$2,995,000	\$1,032	9
17	6819194	03/07/25	El Paseo	1980	2034	\$750,000	\$369	\$780,000	\$383	23
18	6762888	03/07/25	Estados De La Mancha	1979	2618	\$1,750,000	\$668	\$1,700,000	\$649	149
19	6791138	03/10/25	Casa Buena 2	1981	1706	\$915,000	\$536	\$900,000	\$528	82
20	6780374	03/10/25	Hallcraft Villas Scottsdale 2	1980	1233	\$399,000	\$324	\$389,000	\$315	125
21	6811190	03/10/25	Villa Royale at McCormick Ranch	1996	1149	\$489,000	\$426	\$489,000	\$426	1
22	6802618	03/10/25	Cabrillo Square	1989	2053	\$750,000	\$365	\$710,000	\$346	0
23	6806273	03/10/25	Park Scottsdale 1	1961	2046	\$874,900	\$428	\$874,900	\$428	54
24	6821866	03/11/25	Park Scottsdale 8	1965	1667	\$850,000	\$510	\$840,000	\$504	3
25	6807101	03/11/25	Mountain View East	1979	3018	\$1,795,000	\$595	\$1,755,000	\$582	12
26	6812594	03/11/25	Scottsdale Links Estates	2003	2097	\$1,100,000	\$525	\$1,100,000	\$525	6
27	6815801	03/11/25	Briarwood 6	1984	3100	\$1,100,000	\$355	\$1,040,000	\$335	35
28	6809295	03/12/25	Paradise Park Trails 2	1981	3300	\$1,775,000	\$538	\$1,670,500	\$506	47
29	6756727	03/13/25	Park Scottsdale 3	1962	2200	\$959,000	\$436	\$959,000	\$436	143
30	6774843	03/13/25	Walden Place	1979	1858	\$924,900	\$498	\$900,000	\$484	103
31	6819373	03/13/25	Park Scottsdale 7	1965	2177	\$925,000	\$425	\$940,000	\$432	19
32	6813994	03/13/25	Heritage Village 1	1979	2208	\$1,249,000	\$566	\$1,249,000	\$566	0
33	6816076	03/14/25	Carriage Square	1979	2360	\$1,299,000	\$550	\$1,250,000	\$530	10
34	6796770	03/14/25	Continental Villas	1970	2000	\$460,000	\$230	\$440,000	\$220	50
35	6817826	03/17/25	Belcara at McCormick Ranch	1979	901	\$334,000	\$371	\$290,000	\$322	31
36	6822065	03/17/25	Vista Bonita 2	1960	2507	\$1,700,000	\$678	\$1,700,000	\$678	18
37	6803597	03/17/25	Sands Scottsdale	1979	1800	\$829,000	\$461	\$820,000	\$456	65
38	6823204	03/17/25	Cabrillo Square	1987	1325	\$490,000	\$370	\$490,000	\$370	5
39	6789331	03/17/25	Lincoln Gardens	1984	1110	\$399,900	\$360	\$399,900	\$360	97
40	6802185	03/18/25	Phase 5	1981	2885	\$1,899,900	\$659	\$1,850,000	\$641	48
41	6798151	03/18/25	Briarwood 3	1978	2876	\$725,000	\$252	\$700,000	\$243	20
42	6808946	03/18/25	Las Palomas	1982	3265	\$1,850,000	\$567	\$1,850,000	\$567	57

43	6830030	03/19/25	Indian Bend Village	1980	1543	\$535,000	\$347	\$520,000	\$337	2
44	6802041	03/19/25	Spanish Oaks	1979	1835	\$729,000	\$397	\$725,000	\$395	9
45	6829243	03/20/25	Scottsdale Links Estates	2002	2580	\$1,350,000	\$523	\$1,285,000	\$498	30
46	6809398	03/20/25	Monterra Scottsdale Residences	1980	680	\$239,850	\$353	\$250,000	\$368	57
47	6816268	03/20/25	Orange Tree Estates	1979	2123	\$1,525,000	\$718	\$1,525,000	\$718	34
48	6743935	03/20/25	Casa Del Mar	1980	2178	\$1,295,000	\$595	\$1,185,000	\$544	195
49	6804549	03/20/25	Park Scottsdale 7	1967	1764	\$1,100,000	\$624	\$1,050,000	\$595	40
50	6792093	03/21/25	Plaza	1982	1863	\$895,000	\$480	\$880,000	\$472	102
51	6829939	03/21/25	Chateau De Vie 2	1969	1352	\$425,000	\$314	\$355,000	\$263	15
52	6806721	03/21/25	Walden Place 3	1984	973	\$328,000	\$337	\$315,000	\$324	66
53	6801090	03/21/25	Arabian Gardens	1982	1918	\$935,000	\$487	\$875,000	\$456	41
54	6757756	03/21/25	Paseo Village	1974	1890	\$1,049,900	\$556	\$975,000	\$516	187
55	6748143	03/21/25	Sands Scottsdale 1	1974	3440	\$999,999	\$291	\$963,000	\$280	174
56	6811314	03/24/25	Camelview Greens	1985	1052	\$525,000	\$499	\$506,000	\$481	57
57	6745990	03/24/25	Parkcrest	1967	1883	\$750,000	\$398	\$710,000	\$377	157
58	6811816	03/25/25	Park Scottsdale 4	1962	2728	\$699,000	\$256	\$698,000	\$256	42
59	6789672	03/25/25	Santa Fe	1978	2000	\$700,000	\$350	\$670,000	\$335	115
60	6752966	03/25/25	Winfield Place	1975	578	\$229,900	\$398	\$215,000	\$372	190
61	6783829	03/25/25	Villa Estados	1984	1764	\$415,000	\$235	\$430,000	\$244	94
62	6820006	03/25/25	Corriente	2015	1093	\$535,500	\$490	\$507,250	\$464	27
63	6765370	03/26/25	Sandpiper Scottsdale 4	1979	2361	\$1,500,000	\$635	\$1,350,000	\$572	117
64	6807790	03/26/25	Park Scottsdale	1963	2378	\$925,000	\$389	\$890,000	\$374	37
65	6752441	03/26/25	Las Colinas	1981	664	\$233,400	\$352	\$210,000	\$316	172
66	6824343	03/26/25	Paradise View Villas	2004	1093	\$409,900	\$375	\$400,000	\$366	33
67	6829398	03/26/25	Park Scottsdale	1964	1088	\$370,000	\$340	\$370,000	\$340	34
68	6824099	03/27/25	Park Scottsdale 3	1962	2149	\$799,000	\$372	\$800,000	\$372	35
69	6780722	03/27/25	Walden Place 3	1984	1266	\$415,000	\$328	\$407,500	\$322	142
70	6819210	03/27/25	Casita El Puente	1977	1456	\$500,000	\$343	\$500,000	\$343	44
71	6810315	03/27/25	Casitas Chaparral	1974	1229	\$460,000	\$374	\$445,000	\$362	63
72	6774392	03/27/25	Villa De Vallarta	1984	1116	\$365,000	\$327	\$347,500	\$311	157
73	6795155	03/27/25	Park Scottsdale 7	1966	1839	\$849,900	\$462	\$845,000	\$459	55
74	6837324	03/28/25	Santa Fe	1979	1812	\$565,000	\$312	\$593,900	\$328	7
75	6826655	03/28/25	Sun Canyon	1985	1091	\$355,000	\$325	\$370,000	\$339	2
76	6782093	03/28/25	La Jolla Blanca	1983	1845	\$799,995	\$434	\$767,000	\$416	139
77	6812038	03/28/25	Park Scottsdale 4	1962	1590	\$760,000	\$478	\$734,000	\$462	48
78	6700803	03/28/25	Briarwood 6	1985	2710	\$899,000	\$332	\$860,000	\$317	250
79	6799185	03/28/25	Winfield Place	1975	1002	\$315,000	\$314	\$315,000	\$314	13
80	6820436	03/28/25	Sands McCormick	1983	2064	\$675,000	\$327	\$675,000	\$327	6
81	6803721	03/28/25	Cabrillo Square	1986	1171	\$539,900	\$461	\$530,000	\$453	77
82	6794440	03/28/25	Park Scottsdale	1962	3000	\$1,389,000	\$463	\$1,340,000	\$447	60
83	6761140	03/28/25	Sands Scottsdale 2	1977	2270	\$1,195,000	\$526	\$1,145,000	\$504	141
84	6826487	03/28/25	Villa Royale at McCormick Ranch	1996	1121	\$429,000	\$383	\$427,000	\$381	12
85	6809949	03/28/25	Laguna San Juan	1973	1701	\$725,000	\$426	\$690,000	\$406	51
86	6822349	03/31/25	Park Scottsdale 9	1967	1678	\$879,000	\$524	\$842,500	\$502	15
87	6810007	03/31/25	La Cuesta 3	1981	2516	\$1,399,900	\$556	\$1,399,999	\$556	40
88	6823811	03/31/25	Cabrillo Square	1987	1601	\$675,000	\$422	\$682,000	\$426	22
89	6772376	03/31/25	Chateau De Vie 7	1973	1216	\$410,000	\$337	\$370,000	\$304	150
90	6767016	03/31/25	Las Colinas	1981	962	\$329,900	\$343	\$310,000	\$322	164
91	6819382	03/31/25	Villa Monterey	1967	1874	\$699,900	\$373	\$675,000	\$360	47
92	6823982	03/31/25	Playa Del Sur	1980	2914	\$1,395,000	\$479	\$1,150,000	\$395	4
93	6766896	03/31/25	Park Scottsdale 1	1961	1610	\$675,000	\$419	\$675,000	\$419	86
94	6812931	03/31/25	Pleasant Run	1979	1590	\$640,000	\$403	\$640,000	\$403	59
95	6806422	03/31/25	Paseo Vista	1977	1800	\$925,000	\$514	\$905,000	\$503	64
96	6802148	03/31/25	Cuernavaca Segundo	1981	3629	\$1,950,000	\$537	\$1,900,000	\$524	54

OVERVIEW

Community/Area/City                      McCormick Ranch / Scottsdale  
Sales Month / Year                              March 2025 Sales  
Homes Closed:                                      96

Average List Price (\$/SF):	\$443.81
Average Sale Price (\$/SF):	\$430.74
Average Days on Market:	65



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