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McCormick Ranch Sold Homes - May 2022

| # | MLS# | COE Date | Subdivision | Built | SqFt | List Price | LP\$/SF | Sale Price | SP\$/SF | DOM |
|----|---------|----------|---------------------------------|-------|------|-------------|---------|-------------|---------|-----|
| 1 | 6386118 | 05/02/22 | Park Scottsdale | 1962 | 1905 | \$595,800 | \$313 | \$720,000 | \$378 | 13 |
| 2 | 6375326 | 05/02/22 | Chateau De Vie | 1969 | 1752 | \$469,999 | \$268 | \$492,000 | \$281 | 6 |
| 3 | 6375745 | 05/03/22 | Santa Fe | 1978 | 1890 | \$849,700 | \$450 | \$840,000 | \$444 | 16 |
| 4 | 6227403 | 05/03/22 | Casa Del Mar | 1980 | 2942 | \$2,200,000 | \$748 | \$2,200,000 | \$748 | 276 |
| 5 | 6377974 | 05/03/22 | Chateau De Vie | 1969 | 1752 | \$499,000 | \$285 | \$520,000 | \$297 | 2 |
| 6 | 6386219 | 05/03/22 | Rancho Antiguas | 1985 | 1005 | \$350,000 | \$348 | \$420,000 | \$418 | 0 |
| 7 | 6367193 | 05/04/22 | Suggs Rancho McCormick | 1978 | 1748 | \$900,000 | \$515 | \$950,000 | \$543 | 54 |
| 8 | 6367514 | 05/04/22 | La Buena Vida | 1968 | 1676 | \$500,000 | \$298 | \$500,000 | \$298 | 54 |
| 9 | 6376807 | 05/04/22 | Park Scottsdale | 1962 | 1808 | \$750,000 | \$415 | \$760,000 | \$420 | 24 |
| 10 | 6381706 | 05/04/22 | Siennas | 1994 | 1073 | \$399,000 | \$372 | \$407,000 | \$379 | 2 |
| 11 | 6373798 | 05/05/22 | Villa Estados | 1984 | 1764 | \$429,900 | \$244 | \$435,000 | \$247 | 8 |
| 12 | 6382965 | 05/05/22 | Indian Bend Village | 1980 | 1469 | \$859,000 | \$585 | \$854,000 | \$581 | 4 |
| 13 | 6364579 | 05/05/22 | Sandpiper | 1979 | 2608 | \$1,299,900 | \$498 | \$1,275,000 | \$489 | 57 |
| 14 | 6362970 | 05/05/22 | Walden Place | 1981 | 1266 | \$425,000 | \$336 | \$440,000 | \$348 | 21 |
| 15 | 6379117 | 05/05/22 | Siennas | 1994 | 1075 | \$398,000 | \$370 | \$410,000 | \$381 | 3 |
| 16 | 6366516 | 05/05/22 | Park Scottsdale | 1961 | 1805 | \$850,000 | \$471 | \$851,000 | \$471 | 50 |
| 17 | 6380890 | 05/06/22 | Palo Viento | 1978 | 3104 | \$1,500,000 | \$483 | \$1,775,000 | \$572 | 15 |
| 18 | 6358503 | 05/06/22 | Club Scottsdale | 1987 | 1069 | \$469,000 | \$439 | \$465,000 | \$435 | 64 |
| 19 | 6379211 | 05/06/22 | Park Scottsdale | 1962 | 1945 | \$1,100,000 | \$566 | \$1,175,000 | \$604 | 6 |
| 20 | 6384490 | 05/07/22 | Camelback Mountain View Estates | 1979 | 2141 | \$996,000 | \$465 | \$1,030,000 | \$481 | 4 |
| 21 | 6384101 | 05/09/22 | Santo Tomas Scottsdale | 1978 | 1991 | \$675,000 | \$339 | \$875,000 | \$439 | 13 |
| 22 | 6377300 | 05/09/22 | Scottsdale Links Estates | 2002 | 2820 | \$1,000,000 | \$355 | \$998,000 | \$354 | 4 |
| 23 | 6387790 | 05/09/22 | La Cuesta | 1979 | 2110 | \$1,075,000 | \$509 | \$1,075,000 | \$509 | 13 |
| 24 | 6365636 | 05/09/22 | Mountain View East | 1979 | 2781 | \$1,325,000 | \$476 | \$1,425,000 | \$512 | 57 |
| 25 | 6384680 | 05/09/22 | Park Scottsdale | 1963 | 2148 | \$749,000 | \$349 | \$800,000 | \$372 | 9 |
| 26 | 6383598 | 05/09/22 | Belcara at McCormick Ranch | 1979 | 658 | \$280,000 | \$426 | \$300,000 | \$456 | 1 |
| 27 | 6374807 | 05/09/22 | Hallcraft Villas Scottsdale | 1974 | 1053 | \$379,900 | \$361 | \$379,900 | \$361 | 7 |
| 28 | 6361068 | 05/09/22 | Casita El Puente | 1975 | 1620 | \$549,900 | \$339 | \$535,000 | \$330 | 72 |
| 29 | 6376912 | 05/10/22 | Villa Antigua | 1986 | 1036 | \$395,000 | \$381 | \$420,000 | \$405 | 4 |
| 30 | 6354212 | 05/10/22 | La Cuesta | 1979 | 3109 | \$1,399,000 | \$450 | \$1,375,000 | \$442 | 65 |
| 31 | 6375716 | 05/10/22 | Los Abrigados | 1995 | 2210 | \$1,060,000 | \$480 | \$995,000 | \$450 | 7 |
| 32 | 6380642 | 05/10/22 | Indian Bend Village | 1980 | 1744 | \$899,900 | \$516 | \$940,000 | \$539 | 33 |
| 33 | 6381399 | 05/10/22 | Scottsdale Monterey | 1979 | 1638 | \$645,000 | \$394 | \$639,500 | \$390 | 6 |
| 34 | 6356924 | 05/11/22 | Winfield Place | 1975 | 1002 | \$350,000 | \$349 | \$345,000 | \$344 | 50 |
| 35 | 6377215 | 05/11/22 | Villa Antigua | 1986 | 755 | \$350,000 | \$464 | \$365,000 | \$483 | 34 |
| 36 | 6377677 | 05/12/22 | Palo Viento | 1977 | 2016 | \$1,500,000 | \$744 | \$1,512,000 | \$750 | 4 |
| 37 | 6372167 | 05/12/22 | Winfield Place | 1975 | 1002 | \$360,000 | \$359 | \$360,000 | \$359 | 5 |
| 38 | 6382761 | 05/12/22 | Arroyo Verde | 1979 | 982 | \$407,000 | \$414 | \$422,000 | \$430 | 2 |
| 39 | 6361163 | 05/12/22 | Monterey at Mountain View | 1993 | 2440 | \$1,375,000 | \$564 | \$1,275,000 | \$523 | 72 |
| 40 | 6367223 | 05/12/22 | Indian Shadows | 1969 | 1754 | \$810,000 | \$462 | \$810,000 | \$462 | 63 |
| 41 | 6388520 | 05/12/22 | Woodleaf | 1981 | 2960 | \$1,475,000 | \$498 | \$1,595,000 | \$539 | 7 |
| 42 | 6388520 | 05/12/22 | Woodleaf | 1981 | 2960 | \$1,475,000 | \$498 | \$1,595,000 | \$539 | 7 |

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|----|---------|----------|--------------------------------|------|------|-------------|-------|-------------|-------|----|
| 43 | 6384314 | 05/12/22 | Rancho Antiguas | 1985 | 1053 | \$350,000 | \$332 | \$400,000 | \$380 | 4 |
| 44 | 6386795 | 05/13/22 | Sunrise Villas | 1974 | 1605 | \$640,000 | \$399 | \$675,000 | \$421 | 22 |
| 45 | 6386758 | 05/13/22 | Veritas at McCormick Ranch | 2009 | 1912 | \$899,000 | \$470 | \$974,000 | \$509 | 22 |
| 46 | 6381429 | 05/13/22 | Corriente | 2008 | 1093 | \$434,995 | \$398 | \$425,000 | \$389 | 14 |
| 47 | 6385231 | 05/13/22 | Casabellas | 1990 | 1076 | \$399,000 | \$371 | \$412,000 | \$383 | 7 |
| 48 | 6399856 | 05/16/22 | Traviata | 2004 | 1472 | \$589,900 | \$401 | \$565,000 | \$384 | 30 |
| 49 | 6374984 | 05/16/22 | Villa Monterey | 1969 | 1902 | \$530,000 | \$279 | \$535,000 | \$281 | 25 |
| 50 | 6386655 | 05/16/22 | Sandpiper Scottsdale | 1974 | 1752 | \$850,000 | \$485 | \$865,000 | \$494 | 16 |
| 51 | 6379731 | 05/16/22 | Heritage Village | 1978 | 2386 | \$1,000,000 | \$419 | \$1,250,000 | \$524 | 7 |
| 52 | 6363857 | 05/16/22 | Lakeside Villas of Scottsdale | 1986 | 1241 | \$495,000 | \$399 | \$475,000 | \$383 | 35 |
| 53 | 6378660 | 05/16/22 | McCormick Place South | 1975 | 1044 | \$385,000 | \$369 | \$406,000 | \$389 | 5 |
| 54 | 6380839 | 05/16/22 | Spanish Oaks | 1980 | 1679 | \$849,900 | \$506 | \$875,000 | \$521 | 13 |
| 55 | 6385167 | 05/17/22 | Casabellas | 1990 | 1262 | \$577,000 | \$457 | \$595,000 | \$471 | 2 |
| 56 | 6384853 | 05/17/22 | Park Scottsdale | 1961 | 1680 | \$1,195,000 | \$711 | \$1,215,000 | \$723 | 2 |
| 57 | 6387083 | 05/17/22 | Briarwood | 1978 | 2389 | \$749,900 | \$314 | \$749,900 | \$314 | 12 |
| 58 | 6378544 | 05/17/22 | Heritage Village | 1978 | 1720 | \$850,000 | \$494 | \$875,000 | \$509 | 30 |
| 59 | 6379216 | 05/18/22 | Parkcrest | 1965 | 1404 | \$594,900 | \$424 | \$675,000 | \$481 | 7 |
| 60 | 6391434 | 05/18/22 | Villa Royale at McCormick | 1996 | 1149 | \$485,000 | \$422 | \$520,000 | \$453 | 7 |
| 61 | 6384946 | 05/18/22 | Winfield Place | 1975 | 697 | \$295,000 | \$423 | \$310,000 | \$445 | 33 |
| 62 | 6401861 | 05/18/22 | Park Scottsdale | 1962 | 1796 | \$665,500 | \$371 | \$665,500 | \$371 | 0 |
| 63 | 6361305 | 05/18/22 | Villa De Vallarta | 1983 | 1116 | \$362,500 | \$325 | \$375,000 | \$336 | 56 |
| 64 | 6395226 | 05/18/22 | Park Scottsdale | 1961 | 1260 | \$479,900 | \$381 | \$540,000 | \$429 | 1 |
| 65 | 6366872 | 05/18/22 | Veritas at McCormick Ranch | 2009 | 1944 | \$875,000 | \$450 | \$875,000 | \$450 | 3 |
| 66 | 6379360 | 05/19/22 | Tierra Nueva | 1981 | 2702 | \$1,199,000 | \$444 | \$1,088,000 | \$403 | 19 |
| 67 | 6380792 | 05/19/22 | El Paseo | 1980 | 2034 | \$650,000 | \$320 | \$712,000 | \$350 | 36 |
| 68 | 6392375 | 05/19/22 | Hayden Estates | 1983 | 1803 | \$1,249,000 | \$693 | \$1,300,000 | \$721 | 2 |
| 69 | 6371189 | 05/19/22 | Paradise Park Trails | 1980 | 2683 | \$1,300,000 | \$485 | \$1,225,000 | \$457 | 59 |
| 70 | 6393322 | 05/19/22 | Villa Estados | 1981 | 1098 | \$415,000 | \$378 | \$425,000 | \$387 | 16 |
| 71 | 6385372 | 05/19/22 | Sands Scottsdale | 1974 | 2298 | \$950,000 | \$413 | \$875,000 | \$381 | 5 |
| 72 | 6388656 | 05/20/22 | Heritage Village | 1980 | 1928 | \$699,000 | \$363 | \$660,000 | \$342 | 1 |
| 73 | 6386910 | 05/20/22 | Club Scottsdale | 1991 | 1031 | \$424,900 | \$412 | \$430,000 | \$417 | 29 |
| 74 | 6388256 | 05/20/22 | Villa La Playa | 1978 | 2360 | \$850,000 | \$360 | \$1,025,000 | \$434 | 4 |
| 75 | 6377754 | 05/20/22 | Park Scottsdale | 1961 | 2614 | \$875,000 | \$335 | \$860,000 | \$329 | 55 |
| 76 | 6336956 | 05/23/22 | Santa Fe | 1979 | 1942 | \$709,000 | \$365 | \$700,000 | \$360 | 33 |
| 77 | 6383925 | 05/24/22 | Las Palomas | 1979 | 2400 | \$1,995,000 | \$831 | \$1,900,000 | \$792 | 14 |
| 78 | 6390719 | 05/24/22 | Villa Hermosa | 1984 | 2465 | \$1,295,000 | \$525 | \$1,350,000 | \$548 | 13 |
| 79 | 6367235 | 05/24/22 | Parkcrest | 1962 | 2133 | \$730,000 | \$342 | \$730,000 | \$342 | 75 |
| 80 | 6391756 | 05/24/22 | Monterra Scottsdale Residences | 1980 | 955 | \$350,000 | \$366 | \$350,000 | \$366 | 20 |
| 81 | 6382552 | 05/25/22 | Indian Bend Village | 1981 | 1472 | \$675,000 | \$459 | \$661,500 | \$449 | 16 |
| 82 | 6396248 | 05/25/22 | Meridian on McCormick Ranch | 1991 | 1514 | \$899,000 | \$594 | \$889,000 | \$587 | 7 |
| 83 | 6395081 | 05/25/22 | Chateau De Vie | 1969 | 1302 | \$499,000 | \$383 | \$515,000 | \$396 | 21 |
| 84 | 6379258 | 05/25/22 | Las Colinas | 1981 | 919 | \$389,000 | \$423 | \$395,000 | \$430 | 40 |
| 85 | 6390681 | 05/25/22 | Playa Del Sur | 1980 | 1996 | \$1,175,000 | \$589 | \$1,200,000 | \$601 | 6 |
| 86 | 6385777 | 05/25/22 | Casitas Chaparral | 1974 | 1268 | \$459,900 | \$363 | \$522,000 | \$412 | 5 |
| 87 | 6383063 | 05/26/22 | Laguna San Juan | 1973 | 1651 | \$695,000 | \$421 | \$686,000 | \$416 | 44 |
| 88 | 6386408 | 05/26/22 | Las Colinas | 1981 | 919 | \$384,900 | \$419 | \$385,000 | \$419 | 37 |
| 89 | 6381610 | 05/26/22 | Park Scottsdale | 1961 | 1620 | \$813,000 | \$502 | \$890,000 | \$549 | 6 |
| 90 | 6389545 | 05/26/22 | Indian Bend Village | 1981 | 1472 | \$725,000 | \$493 | \$725,000 | \$493 | 4 |
| 91 | 6395690 | 05/26/22 | Siennas | 1994 | 1230 | \$489,000 | \$398 | \$500,000 | \$407 | 21 |
| 92 | 6394552 | 05/26/22 | Spanish Oaks | 1979 | 1490 | \$749,000 | \$503 | \$785,000 | \$527 | 5 |
| 93 | 6400571 | 05/27/22 | Palo Viento | 1977 | 2378 | \$1,400,000 | \$589 | \$1,400,000 | \$589 | 28 |
| 94 | 6352295 | 05/27/22 | Estate Los Arboles | 1994 | 2602 | \$1,900,000 | \$730 | \$1,900,000 | \$730 | 3 |
| 95 | 6386686 | 05/27/22 | Meridian on McCormick Ranch | 1993 | 2062 | \$875,000 | \$424 | \$775,000 | \$376 | 36 |
| 96 | 6399013 | 05/27/22 | Park Scottsdale | 1964 | 1584 | \$495,000 | \$313 | \$496,000 | \$313 | 15 |
| 97 | 6374026 | 05/27/22 | Sands Scottsdale | 1974 | 3613 | \$950,000 | \$263 | \$949,777 | \$263 | 33 |
| 98 | 6383718 | 05/27/22 | Island at McCormick Ranch | 1979 | 2466 | \$1,350,000 | \$547 | \$1,410,000 | \$572 | 1 |
| 99 | 6391418 | 05/27/22 | Hallcraft Villas Scottsdale | 1974 | 792 | \$335,000 | \$423 | \$347,000 | \$438 | 4 |

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|-----|---------|----------|-----------------------------|------|------|-------------|-------|-------------|-------|----|
| 101 | 6399199 | 05/27/22 | Sandpiper Scottsdale | 1974 | 2974 | \$1,125,000 | \$378 | \$1,150,000 | \$387 | 5 |
| 102 | 6385374 | 05/31/22 | Villa Estados | 1981 | 1171 | \$410,000 | \$350 | \$419,000 | \$358 | 21 |
| 103 | 6396392 | 05/31/22 | Pleasant Run | 1979 | 1888 | \$735,000 | \$389 | \$720,000 | \$381 | 24 |
| 104 | 6389407 | 05/31/22 | Hallcraft Villas Scottsdale | 1974 | 1053 | \$389,900 | \$370 | \$405,000 | \$385 | 3 |
| 105 | 6388932 | 05/31/22 | Walden Place | 1987 | 1258 | \$475,000 | \$378 | \$475,000 | \$378 | 9 |
| 106 | 6366075 | 05/31/22 | Los Abrigados | 1998 | 2210 | \$950,000 | \$430 | \$1,015,000 | \$459 | 4 |
| 107 | 6389646 | 05/31/22 | Rancho Antiguas | 1985 | 1053 | \$350,000 | \$332 | \$382,000 | \$363 | 7 |

OVERVIEW

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|-----------------------------|------------------------------|
| Community/Area/City | McCormick Ranch / Scottsdale |
| Sales Month / Year | May 2022 Sales |
| Homes Closed: | 107 |
| Average List Price (\$/SF): | \$428.68 |
| Average Sale Price (\$/SF): | \$440.18 |
| Average Days on Market: | 22 |



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