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### McCormick Ranch Sold Homes - May 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6527989	05/01/23	McCormick Place South	1975	1044	\$469,000	\$449	\$469,000	\$449	49
2	6463062	05/01/23	Palo Viento 1	1976	1769	\$1,025,000	\$579	\$1,025,000	\$579	213
3	6536664	05/01/23	Monterra Scottsdale Residences	1980	680	\$229,900	\$338	\$229,000	\$337	44
4	6539964	05/01/23	Chateau De Vie 3	1969	1752	\$490,000	\$280	\$525,000	\$300	4
5	6459442	05/02/23	Heritage Village 2	1978	2195	\$799,000	\$364	\$764,000	\$348	240
6	6508471	05/02/23	Indian Bend Village	1981	1472	\$619,000	\$421	\$600,000	\$408	105
7	6513446	05/02/23	Heritage Village 3	1981	1928	\$665,000	\$345	\$650,000	\$337	79
8	6502422	05/02/23	Sands Scottsdale 4	1978	2127	\$889,000	\$418	\$870,000	\$409	87
9	6524472	05/03/23	Laguna San Juan	1973	2198	\$650,000	\$296	\$600,000	\$273	69
10	6524395	05/03/23	Paradise Park Manor 2	1981	3842	\$1,475,000	\$384	\$1,468,000	\$382	40
11	6517220	05/03/23	Chateau De Vie 5	1972	1088	\$365,000	\$335	\$371,000	\$341	58
12	6476486	05/03/23	Pleasant Run	1980	1590	\$615,000	\$387	\$590,000	\$371	209
13	6532159	05/03/23	Hilton Casitas	1973	2892	\$1,395,000	\$482	\$1,400,000	\$484	46
14	6524879	05/03/23	Arroyo Verde	1980	1925	\$645,000	\$335	\$610,000	\$317	68
15	6538563	05/04/23	Cabrillo Square	1985	1304	\$475,000	\$364	\$475,000	\$364	35
16	6474786	05/04/23	Tierra De Los Reyes	1981	1984	\$989,777	\$499	\$970,000	\$489	188
17	6538969	05/05/23	Park Scottsdale	1970	2320	\$990,000	\$427	\$990,000	\$427	3
18	6529832	05/05/23	Las Palomas	1979	2001	\$994,500	\$497	\$1,053,000	\$526	32
19	6524309	05/05/23	Vista Del Cielo	1980	2204	\$1,050,000	\$476	\$1,050,000	\$476	65
20	6523749	05/05/23	Park Scottsdale 8	1966	1913	\$775,000	\$405	\$770,000	\$403	175
21	6456607	05/08/23	Casabellas	1990	819	\$325,000	\$397	\$303,000	\$370	141
22	6519623	05/08/23	Suggs Rancho Mccormick	1979	2138	\$1,049,000	\$491	\$1,030,000	\$482	61
23	6537377	05/08/23	Bella Vita	1981	919	\$360,000	\$392	\$362,000	\$394	53
24	6538369	05/09/23	Continental Villas	1970	1174	\$450,000	\$383	\$430,000	\$366	20
25	6518397	05/09/23	Sands Scottsdale	1979	2047	\$828,900	\$405	\$800,000	\$391	38
26	6506151	05/09/23	Paseo Villas	1974	1650	\$499,995	\$303	\$475,000	\$288	102
27	6523176	05/10/23	Villa Monterey	1968	1578	\$435,000	\$276	\$385,000	\$244	37
28	6537001	05/10/23	Park Scottsdale 18	1972	1682	\$569,900	\$339	\$585,000	\$348	9
29	6523790	05/10/23	Meridian on Mccormick Ranch	1992	2294	\$820,000	\$357	\$785,000	\$342	35
30	6541604	05/10/23	Scottsdale Monterey	1980	1841	\$639,900	\$348	\$628,000	\$341	34
31	6529695	05/10/23	Club Scottsdale	1991	884	\$319,000	\$361	\$305,000	\$345	63
32	6529889	05/10/23	Las Palomas	1987	2777	\$1,200,000	\$432	\$1,100,000	\$396	41
33	6525238	05/10/23	Scottsdale Links Estates	2001	2820	\$1,295,000	\$459	\$1,200,000	\$426	49
34	6542970	05/10/23	Las Colinas	1981	919	\$330,000	\$359	\$335,000	\$365	2
35	6466628	05/12/23	Sands Scottsdale	1974	2298	\$999,900	\$435	\$965,000	\$420	233
36	6529183	05/12/23	Pleasant Run	1977	1590	\$599,000	\$377	\$592,500	\$373	64
37	6537219	05/12/23	Las Palomas	1999	3584	\$2,000,000	\$558	\$1,975,000	\$551	45
38	6550053	05/12/23	Park Scottsdale	1972	2169	\$700,000	\$323	\$675,000	\$311	5
39	6511484	05/12/23	Walden Place 3	1984	1414	\$410,000	\$290	\$405,000	\$286	87
40	6541954	05/12/23	Villa Monterey	1968	1958	\$475,000	\$243	\$452,000	\$231	29
41	6539653	05/15/23	Santa Fe	1979	2094	\$950,000	\$454	\$945,000	\$451	1
42	6533518	05/15/23	Monterey at Mountain	1992	2630	\$1,490,000	\$567	\$1,425,000	\$542	57

43	6540210	05/15/23	Paseo Vista	1977	2217	\$950,000	\$429	\$945,000	\$426	15
44	6535885	05/15/23	Scottsdale In Towne	1979	1594	\$589,000	\$370	\$576,883	\$362	53
45	6541041	05/15/23	Sands Scottsdale	1978	2114	\$879,000	\$416	\$879,000	\$416	27
46	6514360	05/15/23	Lincoln Place	1997	3553	\$2,200,000	\$619	\$2,200,000	\$619	0
47	6545368	05/15/23	Paradise Park Trails	1980	2432	\$995,000	\$409	\$995,000	\$409	0
48	6539524	05/15/23	Woodleaf	1980	3511	\$1,485,000	\$423	\$1,350,000	\$385	56
49	6527726	05/16/23	Suggs Rancho Mccormick	1978	1748	\$975,000	\$558	\$955,000	\$546	45
50	6535823	05/16/23	Scottsdale in Towne Villas	1979	1594	\$559,000	\$351	\$525,000	\$329	39
51	6535209	05/17/23	Arroyo Verde	1981	1742	\$624,900	\$359	\$620,000	\$356	55
52	6542384	05/17/23	Chateau De Vie 4	1969	1752	\$480,000	\$274	\$470,000	\$268	3
53	6526233	05/17/23	Belcara at Mccormick Ranch	1979	780	\$271,888	\$349	\$265,000	\$340	51
54	6517323	05/17/23	Laguna San Juan	1973	1543	\$599,000	\$388	\$560,000	\$363	90
55	6541571	05/17/23	Park Scottsdale	1970	2050	\$724,900	\$354	\$708,000	\$345	0
56	6532254	05/17/23	Corrientes	2008	1093	\$425,000	\$389	\$428,000	\$392	67
57	6524145	05/18/23	Briarwood 6	1983	2586	\$729,900	\$282	\$690,000	\$267	77
58	6519400	05/18/23	Sands Mccormick	1986	2343	\$875,000	\$373	\$870,000	\$371	69
59	6545826	05/19/23	Arabian Gardens	1993	1797	\$699,000	\$389	\$707,500	\$394	33
60	6543878	05/19/23	Villa Royale at Mccormick Ranch	1996	1151	\$475,000	\$413	\$465,500	\$404	15
61	6550645	05/19/23	Heritage Village 2	1979	2013	\$1,100,000	\$546	\$950,000	\$472	11
62	6546872	05/19/23	Paradise Park Trails	1979	2432	\$995,000	\$409	\$1,000,000	\$411	2
63	6535316	05/19/23	Monterey at Mountain View	1993	2795	\$1,460,000	\$522	\$1,420,000	\$508	41
64	6533129	05/22/23	Belcara at Mccormick Ranch	1979	658	\$271,000	\$412	\$261,000	\$397	30
65	6506393	05/22/23	Villa La Playa	1978	3045	\$1,375,000	\$452	\$1,250,000	\$411	143
66	6538446	05/22/23	Park Scottsdale	1972	1993	\$975,000	\$489	\$975,000	\$489	0
67	6532734	05/22/23	Casabella Patio Homes	1979	1934	\$740,000	\$383	\$740,000	\$383	1
68	6544601	05/23/23	Paseo Vista	1977	1655	\$650,000	\$393	\$670,000	\$405	12
69	6537629	05/23/23	Suggs Rancho Mccormick	1985	2499	\$1,299,000	\$520	\$1,325,000	\$530	17
70	6549663	05/23/23	Briarwood 3	1978	2005	\$724,000	\$361	\$820,000	\$409	6
71	6556736	05/23/23	Scottsdale Monterey	1980	1832	\$475,000	\$259	\$475,000	\$259	0
72	6481969	05/24/23	Santa Fe	1979	1942	\$769,900	\$396	\$735,000	\$378	213
73	6546479	05/24/23	Suggs Rancho Mccormick	1979	2162	\$974,900	\$451	\$980,000	\$453	5
74	6526301	05/24/23	Parkcrest	1962	2598	\$1,275,000	\$491	\$1,161,500	\$447	105
75	6544664	05/24/23	Winfield Place	1975	690	\$245,000	\$355	\$235,000	\$341	23
76	6509132	05/24/23	Paseo Village	1977	2037	\$699,900	\$344	\$665,000	\$326	97
77	6523004	05/25/23	Rancho Antiguas	1985	1005	\$370,000	\$368	\$363,000	\$361	63
78	6545308	05/25/23	Chateau De Vie 7	1973	1440	\$525,000	\$365	\$525,000	\$365	39
79	6527999	05/25/23	Villa Monterey	1968	2541	\$575,000	\$226	\$550,000	\$216	76
80	6537177	05/25/23	7600 Lincoln	1993	2265	\$950,000	\$419	\$915,000	\$404	25
81	6543435	05/25/23	Del Norte Gardens	1979	1987	\$765,000	\$385	\$730,000	\$367	33
82	6545039	05/25/23	Villa Royale at Mccormick Ranch	1996	1121	\$449,950	\$401	\$450,000	\$401	2
83	6551971	05/25/23	Paradise Park Trails	1980	2834	\$1,795,000	\$633	\$1,835,000	\$647	4
84	6356266	05/25/23	Casa Del Mar	1980	3028	\$1,790,000	\$591	\$1,660,000	\$548	350
85	6542259	05/25/23	Meridian on Mccormick Ranch	1991	1514	\$985,000	\$651	\$965,000	\$637	39
86	6540289	05/26/23	Villa De Vallarta	1980	1274	\$389,000	\$305	\$380,000	\$298	93
87	6523455	05/26/23	Laguna San Juan	1973	2010	\$599,000	\$298	\$590,000	\$294	79
88	6551551	05/26/23	The Colony at Scottsdale	1975	1549	\$372,500	\$240	\$372,500	\$240	1
89	6555885	05/26/23	Casabella Patio Homes	1976	2506	\$1,100,000	\$439	\$1,060,000	\$423	3
90	6554896	05/29/23	Rancho Antiguas	1985	1331	\$464,900	\$349	\$475,000	\$357	5
91	6553990	05/30/23	Paradise View Villas	2004	1093	\$425,000	\$389	\$410,000	\$375	9
92	6506545	05/30/23	Lincoln Place	1997	3206	\$1,750,000	\$546	\$1,585,000	\$494	111
93	6544072	05/30/23	Park Scottsdale	1961	1753	\$799,000	\$456	\$750,000	\$428	47
94	6550382	05/30/23	Chateau De Vie 5	1972	1298	\$465,000	\$358	\$465,000	\$358	33
95	6555933	05/30/23	Corrientes	2008	1093	\$450,000	\$412	\$440,000	\$403	16
96	6541767	05/30/23	Indian Bend Village	1981	1597	\$920,000	\$576	\$875,000	\$548	24
97	6549198	05/30/23	Camelview Greens	1986	1366	\$624,900	\$457	\$615,000	\$450	8
98	6518156	05/30/23	Villa Monterey	1973	1103	\$390,000	\$354	\$375,000	\$340	64
99	6522947	05/30/23	Rancho Antiguas	1985	1053	\$349,000	\$331	\$336,000	\$319	56
100	6524564	05/30/23	Monterey at Mountain View	1993	2794	\$1,249,000	\$447	\$1,185,000	\$424	69

101	6538213	05/30/23	Chateau De Vie Vii	1973	1728	\$515,000	\$298	\$505,000	\$292	62
102	6535195	05/31/23	Casas Dia Festivo	1991	2011	\$850,000	\$423	\$850,000	\$423	62
103	6518729	05/31/23	Heritage Terrace	1984	2782	\$1,575,000	\$566	\$1,467,000	\$527	76
104	6549785	05/31/23	Casitas Chaparral	1974	1673	\$439,900	\$263	\$448,500	\$268	32
105	6532934	05/31/23	Monterra Scottsdale Residences	1980	742	\$274,900	\$370	\$269,900	\$364	63
106	6514473	05/31/23	Villa Monterey	1967	1262	\$474,900	\$376	\$474,900	\$376	115
107	6551183	05/31/23	Parkcrest	1966	1926	\$740,000	\$384	\$765,000	\$397	30
108	6556353	05/31/23	Sands Scottsdale	1977	2097	\$800,000	\$381	\$807,200	\$385	6
109	6551788	05/31/23	Las Colinas	1981	962	\$345,000	\$359	\$345,000	\$359	2
110	6525526	05/31/23	Villa Hermosa	1979	3118	\$1,850,000	\$593	\$1,720,000	\$552	64
111	6516145	05/31/23	Villa Monterey	1973	1390	\$429,000	\$309	\$433,500	\$312	95

#### OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	May 2023 Sales
Homes Closed:	111
Average List Price (\$/SF):	\$404.28
Average Sale Price (\$/SF):	\$395.03
Average Days on Market:	57



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