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**McCormick Ranch Sold Homes - May 2024**

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6690117	05/01/24	Briarwood 6	1984	2586	\$699,000	\$270	\$750,200	\$290	14
2	6594577	05/01/24	Winfield Place	1975	697	\$279,900	\$402	\$280,000	\$402	212
3	6690086	05/01/24	Villa Hermosa	1984	2404	\$1,450,000	\$603	\$1,450,000	\$603	4
4	6677207	05/02/24	Villa Monterey	1973	1035	\$375,000	\$362	\$355,000	\$343	39
5	6655791	05/02/24	Santo Tomas	1979	2000	\$690,000	\$345	\$600,000	\$300	58
6	6650494	05/03/24	Pleasant Run	1975	1776	\$660,000	\$372	\$660,000	\$372	90
7	6658724	05/03/24	Paseo Villas	1974	1755	\$699,000	\$398	\$699,000	\$398	90
8	6649220	05/03/24	Park Scottsdale	1961	1372	\$699,999	\$510	\$700,000	\$510	76
9	6650637	05/03/24	Casa Del Mar	1980	2065	\$830,000	\$402	\$830,000	\$402	100
10	6690445	05/06/24	Sienna at McCormick Ranch	1994	1075	\$441,900	\$411	\$440,000	\$409	15
11	6669140	05/06/24	La Mariposa Villas	1986	1980	\$750,000	\$379	\$717,000	\$362	69
12	6676952	05/07/24	La Mariposa Villas	1988	1773	\$1,000,000	\$564	\$960,000	\$541	38
13	6640095	05/07/24	Las Palomas	1979	2001	\$2,197,000	\$1,098	\$2,197,000	\$1,098	4
14	6639495	05/07/24	Parkcrest	1965	1725	\$899,999	\$522	\$855,000	\$496	149
15	6665198	05/07/24	Park Scottsdale	1965	1657	\$839,500	\$507	\$800,000	\$483	50
16	6684087	05/07/24	Casa Buena	1979	2649	\$1,200,000	\$453	\$1,250,000	\$472	6
17	6670571	05/08/24	Tierra Feliz	1979	2426	\$1,300,000	\$536	\$1,200,000	\$495	42
18	6694198	05/08/24	Winfield Place	1975	690	\$275,000	\$399	\$270,000	\$391	20
19	6683336	05/09/24	Cabrillo Square	1988	1601	\$689,000	\$430	\$665,000	\$415	43
20	6678501	05/10/24	Paradise View Villas	2004	1184	\$429,900	\$363	\$429,900	\$363	41
21	6692419	05/10/24	Park Scottsdale 4	1962	1528	\$768,000	\$503	\$725,000	\$474	12
22	6675554	05/10/24	Villa Monterey	1973	1510	\$599,999	\$397	\$585,000	\$387	61
23	6655521	05/10/24	Lincoln Gardens	1984	850	\$275,000	\$324	\$265,000	\$312	89
24	6676354	05/10/24	Winfield Place	1975	1002	\$320,000	\$319	\$310,000	\$309	23
25	6680683	05/13/24	Camelview Greens	1985	1052	\$589,000	\$560	\$585,000	\$556	52
26	6650331	05/13/24	La Buena Vida	1968	1680	\$499,000	\$297	\$480,000	\$286	108
27	6681558	05/14/24	Cuernavaca Segundo	1980	3629	\$1,895,000	\$522	\$1,800,000	\$496	23
28	6662791	05/14/24	Casita El Puente	1977	1552	\$470,000	\$303	\$457,000	\$294	87
29	6679703	05/15/24	Park Scottsdale	1962	2300	\$1,068,000	\$464	\$1,030,000	\$448	110
30	6687640	05/15/24	Tierra Feliz	2016	3169	\$2,750,000	\$868	\$2,750,000	\$868	14
31	6655523	05/15/24	Vista Bonita	1962	3224	\$2,399,000	\$744	\$2,275,000	\$706	72
32	6691743	05/15/24	Hallcraft Villa Scottsdale	1974	1233	\$485,000	\$393	\$475,000	\$385	29
33	6678183	05/15/24	Paradise Trails	1979	2518	\$1,239,000	\$492	\$1,220,000	\$485	60
34	6669082	05/15/24	Las Palomas	1980	3030	\$1,495,000	\$493	\$1,455,000	\$480	64
35	6653868	05/16/24	Las Colinas	1981	919	\$345,000	\$375	\$340,000	\$370	268
36	6687219	05/16/24	Tierra De Los Reyes	1981	1958	\$1,150,000	\$587	\$1,135,000	\$580	42
37	6610404	05/16/24	Cabrillo Square	1985	1304	\$495,000	\$380	\$485,000	\$372	233
38	6680145	05/16/24	Villa De Vallarta	1980	1147	\$399,000	\$348	\$365,000	\$318	14
39	6669460	05/17/24	Lakeside Villas	1986	1241	\$585,000	\$471	\$550,000	\$443	43
40	6657751	05/17/24	Park Scottsdale	1962	1795	\$880,000	\$490	\$860,000	\$479	53
41	6693925	05/17/24	Paseo Village	1976	2125	\$885,000	\$416	\$910,000	\$428	29
42	6675871	05/17/24	Hayden Estates	1985	1947	\$850,000	\$437	\$815,000	\$419	13

43	6610403	05/17/24	Camello Vista	1974	1329	\$450,000	\$339	\$450,000	\$339	182
44	6651600	05/20/24	Meridian on McCormick Ranch	1991	1514	\$1,050,000	\$694	\$1,045,000	\$690	91
45	6674542	05/20/24	Artesia	2009	1001	\$399,500	\$399	\$385,000	\$385	79
46	6643463	05/20/24	Hudson East	2019	1809	\$725,000	\$401	\$715,000	\$395	146
47	6663450	05/21/24	Paradise Park Trails	1985	4672	\$1,800,000	\$385	\$1,550,000	\$332	115
48	6695014	05/21/24	Pleasant Run	1977	1590	\$695,000	\$437	\$688,500	\$433	4
49	6655886	05/21/24	Casa Buena	1979	2167	\$1,049,000	\$484	\$992,000	\$458	77
50	6691487	05/22/24	Hallcraft Villas Scottsdale	1974	924	\$399,900	\$433	\$405,000	\$438	33
51	6690996	05/22/24	Chateau De Vie	1973	1216	\$525,000	\$432	\$525,000	\$432	8
52	6682801	05/22/24	Villa Royale at McCormick Ranch	1996	1151	\$475,000	\$413	\$462,500	\$402	20
53	6655031	05/22/24	Villa Royale at McCormick Ranch	1996	1490	\$499,000	\$335	\$460,000	\$309	115
54	6689971	05/23/24	Arabian Gardens	1981	1788	\$879,000	\$492	\$879,000	\$492	41
55	6673112	05/23/24	Del Norte Gardens	1980	1987	\$699,000	\$352	\$699,000	\$352	35
56	6670858	05/24/24	Sands McCormick	1981	1667	\$625,000	\$375	\$610,000	\$366	26
57	6710056	05/24/24	La Mariposa Villas 3	1981	2495	\$600,000	\$240	\$650,000	\$261	0
58	6669173	05/24/24	Camello Vista 1	1978	1329	\$455,000	\$342	\$445,000	\$335	40
59	6647752	05/24/24	Park Scottsdale 5	1963	2383	\$1,325,000	\$556	\$1,210,000	\$508	118
60	6693407	05/24/24	Arroyo Verde	1980	1467	\$615,000	\$419	\$600,000	\$409	15
61	6684726	05/24/24	Casa Buena 2	1981	1966	\$990,000	\$504	\$960,000	\$488	52
62	6687068	05/24/24	Tierra De Los Reyes	1982	2103	\$820,000	\$390	\$790,000	\$376	32
63	6677974	05/24/24	Camelview Greens	1985	1432	\$679,000	\$474	\$670,000	\$468	39
64	6687322	05/28/24	La Cuesta 2	1979	2319	\$1,525,000	\$658	\$1,525,000	\$658	54
65	6679270	05/28/24	Heritage Village 3	1981	1938	\$725,000	\$374	\$690,000	\$356	44
66	6672495	05/28/24	Heritage Village 1	1979	2654	\$1,175,000	\$443	\$1,100,000	\$414	74
67	6692537	05/28/24	Park Scottsdale 2	1962	1870	\$500,000	\$267	\$612,900	\$328	6
68	6689759	05/29/24	Paseo Village	1974	2445	\$1,275,000	\$521	\$1,032,971	\$422	16
69	6642851	05/30/24	Park Scottsdale 5	1965	1580	\$879,000	\$556	\$866,000	\$548	120
70	6686625	05/30/24	Santa Fe	1978	2206	\$749,000	\$340	\$755,000	\$342	34
71	6653624	05/30/24	Walden Place	1980	1809	\$675,000	\$373	\$650,000	\$359	125
72	6655909	05/30/24	Paradise Park Trails at McCormick Ran	1980	2607	\$1,875,000	\$719	\$1,775,000	\$681	124
73	6688185	05/30/24	Paseo Village	1974	2289	\$1,495,000	\$653	\$1,475,000	\$644	23
74	6683799	05/30/24	Playa Del Sur	1989	3283	\$1,750,000	\$533	\$1,750,000	\$533	15
75	6698512	05/30/24	McCormick Ranch	1992	3373	\$2,200,000	\$652	\$2,150,000	\$637	0
76	6697213	05/30/24	Jason Manor	1979	2395	\$1,674,900	\$699	\$1,674,900	\$699	37
77	6697673	05/31/24	Chateau De Vie	1979	1662	\$509,000	\$306	\$490,000	\$295	36
78	6681613	05/31/24	Las Colinas	1981	962	\$344,500	\$358	\$344,500	\$358	60
79	6702427	05/31/24	Club Scottsdale	1987	1031	\$485,000	\$470	\$485,000	\$470	0
80	6681979	05/31/24	Corriente Condominiums	2015	1625	\$825,000	\$508	\$825,000	\$508	70

#### OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	May 2024 Sales
Homes Closed:	80
Average List Price (\$/SF):	\$460.46
Average Sale Price (\$/SF):	\$449.50
Average Days on Market:	60

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