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McCormick Ranch Sold Homes - May 2025

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6843388	05/01/25	Del Norte Gardens	1979	1987	\$715,000	\$360	\$705,000	\$355	9
2	6841161	05/01/25	Chateau De Vie	1969	1324	\$375,000	\$283	\$350,000	\$264	13
3	6773058	05/01/25	Santa Fe	1981	1856	\$700,000	\$377	\$655,000	\$353	183
4	6842829	05/01/25	Laguna San Juan	1973	1595	\$669,000	\$419	\$669,000	\$419	11
5	6789938	05/01/25	Villa Royale at McCormick Ranch	1996	1490	\$494,900	\$332	\$470,000	\$315	151
6	6818322	05/01/25	Monterey at Mountain View	1990	2439	\$1,400,000	\$574	\$1,360,000	\$558	33
7	6841132	05/02/25	Park Scottsdale	1964	1408	\$399,000	\$283	\$375,000	\$266	24
8	6858902	05/02/25	Park Scottsdale 12	1970	1400	\$540,000	\$386	\$540,000	\$386	1
9	6851017	05/03/25	Hayden Estates	1983	2382	\$799,000	\$335	\$640,000	\$269	2
10	6858778	05/05/25	Heritage Village 2	1979	2013	\$925,000	\$460	\$925,000	\$460	0
11	6779858	05/05/25	La Cuesta 3	1981	2576	\$1,289,500	\$501	\$1,289,500	\$501	180
12	6846779	05/06/25	Hallcraft Villas Scottsdale 2	1980	1233	\$449,000	\$364	\$435,000	\$353	33
13	6839806	05/06/25	Hilton Casitas	1973	3200	\$2,195,000	\$686	\$1,875,000	\$586	18
14	6835790	05/06/25	Palo Viento 2	1977	2689	\$1,690,000	\$628	\$1,480,000	\$550	146
15	6839624	05/07/25	Villa Monterey	1969	2034	\$699,900	\$344	\$650,000	\$320	47
16	6781460	05/07/25	Heritage Village	1978	2539	\$2,175,000	\$857	\$2,015,000	\$794	159
17	6841041	05/08/25	Cabrillo Square	1985	1279	\$489,900	\$383	\$465,000	\$364	35
18	6842363	05/09/25	Vista Del Cielo	1980	2081	\$1,475,000	\$709	\$1,450,000	\$697	40
19	6829052	05/09/25	7600 Lincoln	1993	3369	\$1,700,000	\$505	\$1,575,000	\$467	39
20	6846897	05/09/25	McCormick Place South	1975	1044	\$400,000	\$383	\$410,000	\$393	30
21	6834795	05/12/25	Park Scottsdale 6	1964	1561	\$658,000	\$422	\$620,000	\$397	51
22	6843496	05/13/25	Del Norte Gardens	1980	1987	\$995,000	\$501	\$942,000	\$474	26
23	6837362	05/13/25	Park Lane 4	1979	1290	\$789,900	\$612	\$760,000	\$589	56
24	6852026	05/14/25	Chateau De Vie 7	1973	1728	\$465,000	\$269	\$460,000	\$266	13
25	6744201	05/14/25	Chateau De Vie 4	1969	1752	\$465,000	\$265	\$445,000	\$254	273
26	6776127	05/14/25	Chateau De Vie I	1969	1704	\$510,000	\$299	\$510,000	\$299	202
27	6835204	05/14/25	Suggs Rancho McCormick Ranch	1985	3027	\$1,495,000	\$494	\$1,279,600	\$423	65
28	6845854	05/15/25	Tierra Nueva	1979	3240	\$1,699,000	\$524	\$1,650,000	\$509	28
29	6824865	05/16/25	Santa Fe	1979	1812	\$748,800	\$413	\$720,000	\$397	73
30	6760712	05/19/25	Paradise Park Trails	1979	3079	\$2,000,000	\$650	\$1,860,000	\$604	214
31	6855193	05/19/25	Continental Villas	1970	1584	\$425,000	\$268	\$355,000	\$224	2
32	6837970	05/20/25	Briarwood 3	1978	2604	\$850,000	\$326	\$750,000	\$288	0
33	6808796	05/20/25	Cuernavaca Segundo	1979	2230	\$1,575,000	\$706	\$1,535,000	\$688	73
34	6841640	05/20/25	Privado Village	1979	2572	\$2,000,000	\$778	\$1,850,000	\$719	37
35	6828861	05/20/25	Paradise Park Trails 2	1983	3196	\$1,950,000	\$610	\$1,830,000	\$573	82
36	6823459	05/20/25	Cabrillo Square	1987	1171	\$499,900	\$427	\$490,000	\$418	67
37	6835319	05/21/25	Vista Bonita	1959	2609	\$1,829,000	\$701	\$1,795,000	\$688	47
38	6856052	05/21/25	Sands Scottsdale	1973	2933	\$895,000	\$305	\$900,000	\$307	3
39	6854370	05/21/25	Laguna San Juan	1973	1860	\$719,000	\$387	\$702,000	\$377	21
40	6851694	05/21/25	Del Norte Gardens	1979	2529	\$899,000	\$355	\$860,000	\$340	13
41	6808163	05/22/25	Paradise Park Trails 2	1980	3739	\$1,569,000	\$420	\$1,500,000	\$401	116
42	6766715	05/22/25	Villa De Bendita	1982	2166	\$699,000	\$323	\$685,000	\$316	225

43	6829212	05/22/25	Chateau De Vie 2	1969	1656	\$495,900	\$299	\$480,000	\$290	53
44	6780817	05/22/25	Villa Royale at McCormick Ranch	1996	1490	\$475,000	\$319	\$475,000	\$319	176
45	6819142	05/22/25	Club Scottsdale	1987	884	\$355,000	\$402	\$333,369	\$377	53
46	6812613	05/22/25	Park Scottsdale 18	1972	2713	\$1,100,000	\$405	\$1,070,000	\$394	60
47	6816569	05/23/25	Colony at Scottsdale	1979	1070	\$425,000	\$397	\$407,000	\$380	85
48	6856834	05/23/25	Island at McCormick Ranch	1982	3471	\$1,949,000	\$562	\$1,875,000	\$540	30
49	6867518	05/28/25	Estados De La Mancha	1984	3032	\$1,139,000	\$376	\$1,139,000	\$376	12
50	6810085	05/28/25	Santo Tomas Scottsdale 4	1981	7907	\$9,000,000	\$1,138	\$9,000,000	\$1,138	19
51	6758723	05/28/25	Pleasant Run	1980	1590	\$625,000	\$393	\$618,000	\$389	231
52	6864957	05/28/25	Continental Villas	1970	1352	\$479,900	\$355	\$470,000	\$348	16
53	6807986	05/29/25	Park Scottsdale 4	1962	2168	\$1,249,000	\$576	\$1,126,900	\$520	129
54	6838376	05/29/25	Villa Del Sol Replat	1988	2019	\$875,000	\$433	\$875,000	\$433	90
55	6850614	05/29/25	Monterra Scottsdale Residences	1980	955	\$298,000	\$312	\$280,000	\$293	33
56	6862655	05/29/25	Park Scottsdale 1	1961	1560	\$899,900	\$577	\$899,816	\$577	3
57	6853511	05/30/25	Briarwood 4	1979	2457	\$995,000	\$405	\$860,000	\$350	14
58	6858064	05/30/25	Paradise Park Trails 2	1978	2596	\$1,695,000	\$653	\$1,580,000	\$609	9
59	6826157	05/30/25	Chateau De Vie 6	1979	1692	\$425,000	\$251	\$400,000	\$236	78
60	6849838	05/30/25	Sandpiper Scottsdale	1973	1795	\$950,000	\$529	\$920,000	\$513	40
61	6849366	05/30/25	Paseo Village	1975	2746	\$1,250,000	\$455	\$1,100,000	\$401	40

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	May 2025 Sales
Homes Closed:	61
Average List Price (\$/SF):	\$460.05
Average Sale Price (\$/SF):	\$437.78
Average Days on Market:	66



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