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McCormick Ranch Sold Homes - November 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6607937	11/01/23	Bella Vita - Las Colinas	1981	664	\$269,500	\$406	\$269,500	\$406	18
2	6552195	11/01/23	Laguna San Juan	1973	2362	\$739,900	\$313	\$720,937	\$305	183
3	6511971	11/01/23	Park Scottsdale 9	2023	4501	\$2,699,000	\$600	\$2,610,000	\$580	267
4	6596740	11/01/23	Mccormick Place South	1975	727	\$336,900	\$463	\$329,000	\$453	73
5	6587559	11/01/23	Briarwood 4	1980	2256	\$805,000	\$357	\$717,500	\$318	91
6	6573057	11/01/23	Country Horizons	1988	2453	\$949,000	\$387	\$910,000	\$371	115
7	6613388	11/01/23	Sun Canyon	1986	1374	\$410,000	\$298	\$406,000	\$295	2
8	6609589	11/01/23	Indian Bend Ranchos	1965	3749	\$2,300,000	\$613	\$2,275,000	\$607	38
9	6546171	11/01/23	La Mariposa Villas	1987	1804	\$983,000	\$545	\$975,000	\$540	82
10	6614567	11/03/23	Paradise Park Trails	1980	2539	\$1,450,000	\$571	\$1,355,000	\$534	29
11	6618344	11/03/23	Los Tesoros	1983	2234	\$997,500	\$447	\$956,000	\$428	41
12	6568408	11/06/23	Cuernavaca Segundo 2	1980	3850	\$1,629,900	\$423	\$1,615,000	\$419	146
13	6597798	11/07/23	Villa De Vallarta Phase 1	1980	1147	\$399,900	\$349	\$385,000	\$336	29
14	6620711	11/09/23	Sands Scottsdale 3	1977	2256	\$810,000	\$359	\$810,000	\$359	10
15	6580415	11/09/23	Rancho Antigua	1985	812	\$299,000	\$368	\$295,000	\$363	118
16	6604576	11/09/23	Park Scottsdale	1964	1408	\$460,000	\$327	\$425,000	\$302	30
17	6612224	11/09/23	El Paseo	1980	2034	\$869,000	\$427	\$855,700	\$421	32
18	6574325	11/13/23	Park Scottsdale 11	1968	2188	\$779,000	\$356	\$770,000	\$352	81
19	6607831	11/13/23	Pleasant Run 2	1979	1590	\$670,000	\$421	\$640,000	\$403	29
20	6619338	11/13/23	Sands Scottsdale 4	1979	2160	\$975,000	\$451	\$990,000	\$458	27
21	6610227	11/14/23	Park Scottsdale 9	1967	2277	\$850,000	\$373	\$852,000	\$374	45
22	6621265	11/14/23	Parkcrest	1965	1840	\$629,000	\$342	\$625,000	\$340	3
23	6620290	11/14/23	Traviata	2004	906	\$417,000	\$460	\$410,000	\$453	7
24	6618520	11/15/23	Camelback Mountain View Estates	1979	1485	\$575,000	\$387	\$570,000	\$384	15
25	6565628	11/15/23	Carriage Square	1979	2360	\$975,000	\$413	\$965,000	\$409	163
26	6582476	11/15/23	Heritage Village 3	1983	1930	\$695,000	\$360	\$660,000	\$342	90
27	6597220	11/15/23	Casabella	1990	850	\$342,900	\$403	\$340,000	\$400	69
28	6613127	11/15/23	Chateau De Vie 3	1969	1302	\$414,900	\$319	\$425,000	\$326	7
29	6619241	11/15/23	Heritage Village 3	1983	1920	\$719,000	\$374	\$660,000	\$344	27
30	6612342	11/15/23	Chateau De Vie 2	1969	1656	\$480,000	\$290	\$460,000	\$278	22
31	6610720	11/16/23	Cuernavaca Segundo 1	1980	2230	\$1,825,000	\$818	\$1,790,000	\$803	28
32	6623945	11/16/23	Winfield Place Phase 2	1975	697	\$240,000	\$344	\$250,000	\$359	2
33	6612160	11/16/23	Camelview Greens	1985	1366	\$589,900	\$432	\$572,000	\$419	23
34	6617032	11/16/23	Hallcraft Villas Scottsdale 2	1974	1053	\$399,000	\$379	\$399,000	\$379	35
35	6623884	11/16/23	Paradise Park Trails	1979	2432	\$1,399,900	\$576	\$1,415,000	\$582	3
36	6592168	11/17/23	Park Scottsdale	1961	1620	\$680,000	\$420	\$680,000	\$420	73
37	6620728	11/17/23	Heritage Terrace	1984	2782	\$1,395,000	\$501	\$1,350,000	\$485	5
38	6617067	11/17/23	Paseo Village	1974	2338	\$935,000	\$400	\$841,000	\$360	50
39	6611080	11/17/23	Villa Royale at Mccormick Ranch	1996	1149	\$485,000	\$422	\$468,000	\$407	51
40	6601573	11/17/23	Park Scottsdale 3	1962	1699	\$785,000	\$462	\$710,000	\$418	73
41	6604875	11/17/23	Santo Tomas	1979	2080	\$775,000	\$373	\$755,000	\$363	60
42	6623104	11/17/23	Continental Villas	1970	1174	\$419,950	\$358	\$419,950	\$358	0

43	6623814	11/20/23	Paseo Village	1983	2564	\$1,350,000	\$527	\$1,280,000	\$499	24
44	6610623	11/20/23	Tierra	1983	3415	\$1,650,000	\$483	\$1,475,000	\$432	54
45	6624363	11/20/23	Casa Buena	1979	1616	\$749,000	\$463	\$720,000	\$446	22
46	6616962	11/20/23	Paseo Village	1974	2521	\$1,450,000	\$575	\$1,350,000	\$536	33
47	6597646	11/20/23	Chateau De Vie 2	1969	1656	\$525,000	\$317	\$525,000	\$317	84
48	6625743	11/20/23	Sands McCormick	1986	1666	\$654,900	\$393	\$655,000	\$393	2
49	6610066	11/21/23	Tierra Santa	1985	2047	\$850,000	\$415	\$830,000	\$405	54
50	6611542	11/21/23	Laguna San Juan	1973	1750	\$685,000	\$391	\$669,000	\$382	23
51	6614928	11/21/23	Sun Canyon	1986	1091	\$425,000	\$390	\$425,000	\$390	5
52	6613171	11/22/23	Park Scottsdale 8	1966	1791	\$985,000	\$550	\$985,000	\$550	50
53	6604884	11/22/23	Mccormick Ranch	1977	1746	\$810,000	\$464	\$775,000	\$444	71
54	6604817	11/22/23	Villa De Vallarta	1984	876	\$299,000	\$341	\$295,500	\$337	46
55	6605263	11/27/23	Santa Fe II	1979	2295	\$760,000	\$331	\$745,000	\$325	75
56	6588746	11/27/23	Villa Monterey 6	1968	1578	\$598,000	\$379	\$567,500	\$360	116
57	6629690	11/28/23	Santa Fe II	1979	1890	\$635,000	\$336	\$625,000	\$331	17
58	6616815	11/28/23	Sienna	1994	1075	\$400,000	\$372	\$408,000	\$380	21
59	6629677	11/28/23	Vista Del Lago	1980	3200	\$1,499,000	\$468	\$1,440,000	\$450	9
60	6620542	11/29/23	Villa Monterey	1967	1262	\$479,900	\$380	\$470,000	\$372	40
61	6630919	11/29/23	Park Scottsdale 2	1960	1795	\$595,000	\$331	\$565,000	\$315	0
62	6615621	11/30/23	Park Scottsdale 4	1962	1493	\$865,000	\$579	\$830,000	\$556	28
63	6625866	11/30/23	Walden Place	1979	1845	\$695,000	\$377	\$682,500	\$370	15
64	6623142	11/30/23	Paradise Park Trails	1979	2465	\$1,100,000	\$446	\$1,100,000	\$446	37
65	6572945	11/30/23	Paradise Park Manor 1	1984	3059	\$1,675,000	\$548	\$1,575,000	\$515	140
66	6608389	11/30/23	Indian Bend Village	1981	1557	\$839,900	\$539	\$812,000	\$522	40
67	6629790	11/30/23	Park Scottsdale 8	1965	1890	\$600,000	\$317	\$630,000	\$333	2

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	November 2023 Sales
Homes Closed:	67
Average List Price (\$/SF):	\$423.94
Average Sale Price (\$/SF):	\$412.75
Average Days on Market:	49



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