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McCormick Ranch Sold Homes - November 2025

| # | MLS# | COE Date | Subdivision | Built | SqFt | List Price | LP\$/SF | Sale Price | SP\$/SF | DOM |
|----|---------|----------|------------------------------|-------|------|-------------|---------|-------------|---------|-----|
| 1 | 6915027 | 11/03/25 | Santa Fe | 1979 | 2078 | \$875,000 | \$421 | \$870,000 | \$419 | 60 |
| 2 | 6891565 | 11/03/25 | Laguna San Juan | 1973 | 1703 | \$620,000 | \$364 | \$585,000 | \$344 | 112 |
| 3 | 6928181 | 11/03/25 | Laguna San Juan | 1973 | 1651 | \$559,000 | \$339 | \$540,000 | \$327 | 13 |
| 4 | 6928661 | 11/03/25 | Villa Monterey | 1968 | 2282 | \$635,000 | \$278 | \$602,000 | \$264 | 1 |
| 5 | 6934772 | 11/03/25 | Park Scottsdale | 1972 | 1856 | \$775,000 | \$418 | \$763,000 | \$411 | 3 |
| 6 | 6882912 | 11/04/25 | Paseo Vista | 1977 | 2247 | \$875,000 | \$389 | \$850,000 | \$378 | 131 |
| 7 | 6913982 | 11/04/25 | Paseo Village | 1974 | 3900 | \$1,450,000 | \$372 | \$1,250,000 | \$321 | 56 |
| 8 | 6943669 | 11/05/25 | Suggs Rancho McCormick | 1979 | 1748 | \$767,500 | \$439 | \$767,500 | \$439 | 25 |
| 9 | 6890999 | 11/05/25 | Park Scottsdale | 1967 | 2340 | \$1,425,000 | \$609 | \$1,390,000 | \$594 | 103 |
| 10 | 6907655 | 11/05/25 | Spanish Oaks | 1980 | 1892 | \$895,000 | \$473 | \$895,000 | \$473 | 76 |
| 11 | 6913653 | 11/05/25 | Monterey at Mountain View | 1993 | 2992 | \$1,199,000 | \$401 | \$975,000 | \$326 | 29 |
| 12 | 6909160 | 11/06/25 | Paseo Village | 1975 | 1804 | \$670,000 | \$371 | \$680,000 | \$377 | 67 |
| 13 | 6933802 | 11/07/25 | Colony at Scottsdale | 1979 | 1075 | \$567,000 | \$527 | \$552,000 | \$513 | 23 |
| 14 | 6916694 | 11/07/25 | Sands Scottsdale | 1979 | 1928 | \$699,000 | \$363 | \$630,000 | \$327 | 29 |
| 15 | 6924186 | 11/07/25 | McCormick Ranch | 1987 | 2620 | \$1,799,000 | \$687 | \$1,725,000 | \$658 | 69 |
| 16 | 6945382 | 11/10/25 | Paradise Valley Farms | 1997 | 8365 | \$8,350,000 | \$998 | \$8,040,000 | \$961 | 3 |
| 17 | 6927805 | 11/10/25 | Lincoln Place | 1997 | 3670 | \$2,250,000 | \$613 | \$2,200,000 | \$599 | 20 |
| 18 | 6911519 | 11/10/25 | Corriente at McCormick Ranch | 2008 | 1093 | \$499,000 | \$457 | \$480,000 | \$439 | 56 |
| 19 | 6797219 | 11/12/25 | Paradise Park Trails | 1979 | 2669 | \$1,795,000 | \$673 | \$1,750,000 | \$656 | 298 |
| 20 | 6932420 | 11/12/25 | Sands Scottsdale 2 | 1974 | 2700 | \$1,350,000 | \$500 | \$1,330,000 | \$493 | 33 |
| 21 | 6891574 | 11/12/25 | Carriage Square | 1979 | 2331 | \$1,095,000 | \$470 | \$1,105,000 | \$474 | 125 |
| 22 | 6920249 | 11/12/25 | Park Scottsdale 12 | 1970 | 2992 | \$1,099,000 | \$367 | \$1,035,000 | \$346 | 58 |
| 23 | 6938931 | 11/13/25 | Sands Scottsdale 1 | 1974 | 2550 | \$875,000 | \$343 | \$901,000 | \$353 | 3 |
| 24 | 6918349 | 11/13/25 | Walden Place 3 | 1987 | 1258 | \$425,000 | \$338 | \$400,000 | \$318 | 43 |
| 25 | 6913460 | 11/14/25 | Sands McCormick | 1981 | 1667 | \$679,000 | \$407 | \$665,000 | \$399 | 68 |
| 26 | 6903037 | 11/14/25 | Heritage Village | 1981 | 1928 | \$879,000 | \$456 | \$832,000 | \$432 | 86 |
| 27 | 6901024 | 11/17/25 | Vista De La Tierra | 1978 | 2316 | \$1,590,000 | \$687 | \$1,590,000 | \$687 | 107 |
| 28 | 6903233 | 11/17/25 | Cuernavaca Segundo | 1980 | 2308 | \$1,500,000 | \$650 | \$1,410,000 | \$611 | 63 |
| 29 | 6882844 | 11/17/25 | Casa Del Mar | 1980 | 2061 | \$878,000 | \$426 | \$860,000 | \$417 | 122 |
| 30 | 6942062 | 11/18/25 | Casabella Patio Homes | 1979 | 2679 | \$1,350,000 | \$504 | \$1,264,000 | \$472 | 18 |
| 31 | 6937057 | 11/18/25 | Heritage Village 2 | 1979 | 2079 | \$1,499,000 | \$721 | \$1,490,000 | \$717 | 9 |
| 32 | 6918643 | 11/18/25 | Park Scottsdale 4 | 1962 | 1522 | \$679,990 | \$447 | \$648,000 | \$426 | 42 |
| 33 | 6935671 | 11/18/25 | Tierra Feliz 3 | 1979 | 2903 | \$1,350,000 | \$465 | \$1,337,000 | \$461 | 1 |
| 34 | 6828957 | 11/19/25 | Scottsdale In Towne Villas | 1979 | 1274 | \$535,000 | \$420 | \$480,000 | \$377 | 229 |
| 35 | 6931098 | 11/19/25 | Sands Scottsdale | 1979 | 1800 | \$699,999 | \$389 | \$693,000 | \$385 | 42 |
| 36 | 6930424 | 11/19/25 | Casitas Chaparral | 1974 | 1644 | \$499,000 | \$304 | \$482,700 | \$294 | 44 |
| 37 | 6919380 | 11/20/25 | Estados De La Mancha | 1985 | 3620 | \$1,690,000 | \$467 | \$1,500,000 | \$414 | 68 |
| 38 | 6917832 | 11/20/25 | Casabella at McCormick Ranch | 1990 | 1055 | \$390,000 | \$370 | \$390,000 | \$370 | 60 |
| 39 | 6870788 | 11/20/25 | Sienna at McCormick Ranch | 1994 | 1073 | \$425,000 | \$396 | \$420,000 | \$391 | 182 |
| 40 | 6943123 | 11/21/25 | El Paseo at McCormick Ranch | 1980 | 1997 | \$775,000 | \$388 | \$755,000 | \$378 | 3 |
| 41 | 6934113 | 11/21/25 | La Cuesta 2 | 1980 | 1837 | \$924,900 | \$503 | \$891,500 | \$485 | 39 |
| 42 | 6943034 | 11/21/25 | Rancho Antiquo | 1985 | 876 | \$340,000 | \$389 | \$320,000 | \$378 | 8 |

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|----|---------|----------|-------------------------------|------|------|-------------|---------|-------------|---------|-----|
| 43 | 6916037 | 11/21/25 | Villa Hermosa | 1985 | 2556 | \$1,699,000 | \$665 | \$1,650,000 | \$646 | 70 |
| 44 | 6861395 | 11/21/25 | Hallcraft Villas Scottsdale 2 | 1974 | 924 | \$300,000 | \$325 | \$290,000 | \$314 | 198 |
| 45 | 6917432 | 11/21/25 | Traviata at McCormick Ranch | 2004 | 1472 | \$525,000 | \$357 | \$510,000 | \$346 | 42 |
| 46 | 6950199 | 11/21/25 | Heritage Terrace | 1980 | 2782 | \$1,600,000 | \$575 | \$1,600,000 | \$575 | 0 |
| 47 | 6948023 | 11/24/25 | Las Palomas | 1981 | 3243 | \$4,000,000 | \$1,233 | \$4,000,000 | \$1,233 | 22 |
| 48 | 6889397 | 11/24/25 | Sunrise Villas | 1974 | 1605 | \$585,000 | \$364 | \$575,000 | \$358 | 136 |
| 49 | 6934832 | 11/24/25 | Cabrillo Square | 1986 | 1601 | \$689,900 | \$431 | \$682,000 | \$426 | 46 |
| 50 | 6866038 | 11/24/25 | Cabrillo Square | 1986 | 1304 | \$549,500 | \$421 | \$530,000 | \$406 | 187 |
| 51 | 6908947 | 11/25/25 | Paradise Park Manor | 1984 | 2994 | \$2,000,000 | \$668 | \$1,975,000 | \$660 | 96 |
| 52 | 6867120 | 11/25/25 | Tierra Feliz 3 | 1979 | 2924 | \$1,499,900 | \$513 | \$1,350,000 | \$462 | 167 |
| 53 | 6934852 | 11/25/25 | Park Scottsdale 2 | 1961 | 1770 | \$700,000 | \$395 | \$630,000 | \$356 | 10 |
| 54 | 6917819 | 11/25/25 | Parkcrest | 1962 | 1344 | \$725,000 | \$539 | \$705,000 | \$525 | 27 |
| 55 | 6910629 | 11/26/25 | McCormick Place South | 1975 | 520 | \$250,000 | \$481 | \$252,000 | \$485 | 85 |

OVERVIEW

| | |
|-----------------------------|------------------------------|
| Community/Area/City | McCormick Ranch / Scottsdale |
| Sales Month / Year | November 2025 Sales |
| Homes Closed: | 55 |
| Average List Price (\$/SF): | \$481.41 |
| Average Sale Price (\$/SF): | \$465.35 |
| Average Days on Market: | 68 |



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