



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - October 2019

| # | MLS# | COE Date | McCormick Ranch Subdivision | Built | SqFt | List Price | LP\$/SF | Sale Price | SP\$/SF | DOM |
|----|---------|------------|-------------------------------------|-------|------|------------|---------|------------|---------|-----|
| 1 | 5890794 | 10/1/2019 | Vista Bonita 3a | 1961 | 2383 | \$726,000 | \$305 | \$726,000 | \$305 | 177 |
| 2 | 5956526 | 10/1/2019 | Rancho Antigua Condominiums | 1985 | 1005 | \$202,500 | \$201 | \$193,000 | \$192 | 69 |
| 3 | 5963619 | 10/1/2019 | Sands Scottsdale Two | 1978 | 2114 | \$559,000 | \$264 | \$559,000 | \$264 | 17 |
| 4 | 5974930 | 10/1/2019 | Park Scottsdale 4 | 1962 | 1350 | \$360,000 | \$267 | \$400,000 | \$296 | 12 |
| 5 | 5965443 | 10/2/2019 | Island at McCormick Ranch | 1984 | 2901 | \$949,999 | \$327 | \$925,000 | \$319 | 48 |
| 6 | 5900008 | 10/4/2019 | Rancho Antigua | 1985 | 1053 | \$215,000 | \$204 | \$205,000 | \$195 | 197 |
| 7 | 5967226 | 10/4/2019 | Scottsdale In Towne Villas Amd Unit | 1979 | 1334 | \$315,000 | \$236 | \$305,000 | \$229 | 47 |
| 8 | 5971212 | 10/4/2019 | Sun Canyon | 1985 | 1091 | \$240,000 | \$220 | \$243,000 | \$223 | 3 |
| 9 | 5974606 | 10/4/2019 | Park Scottsdale Townhouse Unit Tw | 1964 | 1584 | \$239,000 | \$151 | \$232,000 | \$146 | 44 |
| 10 | 5972275 | 10/4/2019 | Rancho Antigua Condominiums | 1985 | 1005 | \$212,000 | \$211 | \$207,000 | \$206 | 36 |
| 11 | 5976029 | 10/4/2019 | Casabella Condominiums | 1990 | 1055 | \$240,000 | \$227 | \$241,000 | \$228 | 8 |
| 12 | 5952856 | 10/7/2019 | Continental Villas | 1970 | 1746 | \$320,000 | \$183 | \$310,000 | \$178 | 47 |
| 13 | 5954863 | 10/7/2019 | Park Scottsdale 12 | 1970 | 2321 | \$549,900 | \$237 | \$530,000 | \$228 | 46 |
| 14 | 5960662 | 10/7/2019 | Lincoln Gardens Condominium | 1984 | 1110 | \$239,900 | \$216 | \$229,000 | \$206 | 66 |
| 15 | 5980226 | 10/7/2019 | Continental Villas | 1970 | 1746 | \$365,000 | \$209 | \$365,000 | \$209 | 3 |
| 16 | 5955535 | 10/8/2019 | Cuernavaca | 1975 | 2323 | \$799,000 | \$344 | \$775,000 | \$334 | 61 |
| 17 | 5963490 | 10/8/2019 | Monterra Scottsdale Residences Co | 1980 | 891 | \$178,000 | \$200 | \$172,000 | \$193 | 32 |
| 18 | 5968325 | 10/8/2019 | Briarwood 5 Lot 73-108 | 1981 | 2736 | \$799,900 | \$292 | \$779,000 | \$285 | 4 |
| 19 | 5986312 | 10/8/2019 | Chateau De Vie 4 | 1969 | 1752 | \$300,000 | \$171 | \$300,000 | \$171 | 1 |
| 20 | 5961052 | 10/9/2019 | Continental Villas | 1970 | 1174 | \$254,000 | \$216 | \$245,000 | \$209 | 22 |
| 21 | 5957428 | 10/9/2019 | Sands Scottsdale Townhouse | 1975 | 2115 | \$525,000 | \$248 | \$525,000 | \$248 | 17 |
| 22 | 5977986 | 10/9/2019 | Sunrise Villas | 1974 | 1236 | \$330,000 | \$267 | \$320,000 | \$259 | 27 |
| 23 | 5977160 | 10/10/2019 | Casita El Puente | 1975 | 1456 | \$299,900 | \$206 | \$300,000 | \$206 | 3 |
| 24 | 5972234 | 10/10/2019 | Las Colinas Unit 1001-1113 2001-21 | 1981 | 664 | \$169,500 | \$255 | \$160,000 | \$241 | 40 |
| 25 | 5973698 | 10/10/2019 | Park Scottsdale Townhouse Unit Tw | 1964 | 1088 | \$204,500 | \$188 | \$210,000 | \$193 | 14 |
| 26 | 5954461 | 10/11/2019 | Park Lane Three Lot 65-103 | 1979 | 1778 | \$529,900 | \$298 | \$515,000 | \$290 | 85 |
| 27 | 5957140 | 10/11/2019 | Hallcraft Villas Scottsdale 2 | 1980 | 1233 | \$250,000 | \$203 | \$239,000 | \$194 | 38 |
| 28 | 5966397 | 10/11/2019 | Lakeside Villas Of Scottsdale 1 | 1986 | 864 | \$250,000 | \$289 | \$250,000 | \$289 | 2 |
| 29 | 5971508 | 10/11/2019 | Indian Bend Village | 1980 | 1744 | \$479,000 | \$275 | \$450,000 | \$258 | 44 |
| 30 | 5977802 | 10/11/2019 | Park Scottsdale 1 Lots 1-181 | 1961 | 1560 | \$389,900 | \$250 | \$389,900 | \$250 | 2 |
| 31 | 5980740 | 10/11/2019 | Rancho Antigua Condominiums | 1985 | 1053 | \$247,800 | \$235 | \$247,800 | \$235 | 3 |
| 32 | 5976615 | 10/14/2019 | Paseo Village | 1976 | 2113 | \$645,000 | \$305 | \$625,000 | \$296 | 15 |
| 33 | 5954752 | 10/15/2019 | McCormick Ranch | 1978 | 2998 | \$779,000 | \$260 | \$740,000 | \$247 | 89 |
| 34 | 5951878 | 10/15/2019 | Casabella Patio Homes Lot 1-63 Tr A | 1979 | 2570 | \$609,900 | \$237 | \$600,000 | \$233 | 99 |
| 35 | 5979214 | 10/15/2019 | Camelview Greens | 1985 | 1640 | \$389,000 | \$237 | \$385,000 | \$235 | 30 |
| 36 | 5919253 | 10/16/2019 | Santa Fe Reamended Lot 1-125 & Tr | 1978 | 2046 | \$439,000 | \$215 | \$439,000 | \$215 | 127 |
| 37 | 5936819 | 10/16/2019 | Indian Bend Village No 1 Unit 21-30 | 1980 | 1472 | \$325,000 | \$221 | \$320,000 | \$217 | 131 |
| 38 | 5971434 | 10/16/2019 | Walden Place Lot 1-73 & Tr A-H | 1980 | 1827 | \$399,500 | \$219 | \$385,000 | \$211 | 16 |
| 39 | 5978243 | 10/17/2019 | Park Scottsdale 8 | 1965 | 2376 | \$499,900 | \$210 | \$500,000 | \$210 | 35 |
| 40 | 5948749 | 10/17/2019 | Scottsdale Links Estates | 2000 | 3700 | \$868,000 | \$235 | \$835,000 | \$226 | 107 |
| 41 | 5951513 | 10/17/2019 | Heritage Village 3 Lot 1-166 Tr A-E | 1980 | 1930 | \$419,900 | \$218 | \$415,000 | \$215 | 64 |

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|----|---------|------------|-------------------------------------|------|------|-------------|-------|-------------|-------|-----|
| 42 | 5976182 | 10/17/2019 | Las Colinas | 1981 | 962 | \$214,000 | \$222 | \$216,000 | \$225 | 11 |
| 43 | 5978764 | 10/17/2019 | Sands Scottsdale Townhouses Two I | 1979 | 2271 | \$525,000 | \$231 | \$528,000 | \$232 | 3 |
| 44 | 5983995 | 10/17/2019 | Sands Scottsdale Two | 1977 | 2189 | \$639,000 | \$292 | \$600,000 | \$274 | 21 |
| 45 | 5891341 | 10/18/2019 | Santa Fe Subdivision Unit Two Lot 1 | 1979 | 1890 | \$459,000 | \$243 | \$455,000 | \$241 | 227 |
| 46 | 5943255 | 10/18/2019 | 7600 Lincoln Lot 1-113 Tr A-T | 1993 | 1989 | \$769,000 | \$387 | \$745,000 | \$375 | 120 |
| 47 | 5950488 | 10/18/2019 | Continental Villas | 1970 | 1352 | \$336,900 | \$249 | \$326,500 | \$241 | 58 |
| 48 | 5974438 | 10/18/2019 | Chateau De Vie 5 | 1972 | 1088 | \$260,000 | \$239 | \$257,500 | \$237 | 42 |
| 49 | 5977922 | 10/18/2019 | Villa De Vallarta 2 | 1983 | 1116 | \$239,900 | \$215 | \$239,900 | \$215 | 17 |
| 50 | 5978952 | 10/18/2019 | Villa Palo Verde Lot 1-20 Tr A-C | 1983 | 1489 | \$339,900 | \$228 | \$341,000 | \$229 | 5 |
| 51 | 5978484 | 10/18/2019 | Chateau De Vie 5 | 1972 | 1088 | \$254,900 | \$234 | \$240,000 | \$221 | 5 |
| 52 | 5993750 | 10/18/2019 | Chateau De Vie 4 | 1969 | 1752 | \$322,500 | \$184 | \$322,500 | \$184 | 0 |
| 53 | 5947013 | 10/21/2019 | Park Scottsdale 3 Lots 551-620 | 1962 | 1560 | \$509,900 | \$327 | \$500,000 | \$321 | 113 |
| 54 | 5970587 | 10/21/2019 | Laguna San Juan | 1973 | 2276 | \$699,000 | \$307 | \$625,000 | \$275 | 35 |
| 55 | 5977290 | 10/21/2019 | Chateau De Vie 3 | 1969 | 1752 | \$295,000 | \$168 | \$305,000 | \$174 | 32 |
| 56 | 5982085 | 10/21/2019 | El Paseo | 1983 | 1846 | \$532,500 | \$288 | \$532,500 | \$288 | 3 |
| 57 | 5982341 | 10/21/2019 | Pleasant Run Unit 2 Amd | 1977 | 1590 | \$435,000 | \$274 | \$350,000 | \$220 | 25 |
| 58 | 5949535 | 10/23/2019 | Park Scottsdale Townhouse Unit Tw | 1964 | 1408 | \$289,900 | \$206 | \$288,200 | \$205 | 71 |
| 59 | 5959048 | 10/23/2019 | Artesia Condominiums | 2009 | 1573 | \$439,000 | \$279 | \$430,000 | \$273 | 48 |
| 60 | 5976662 | 10/23/2019 | Cattletrack Village | 2019 | 3923 | \$2,139,000 | \$545 | \$2,040,000 | \$520 | 29 |
| 61 | 5972615 | 10/23/2019 | Villa Antigua Scottsdale Condominiu | 1986 | 1036 | \$232,000 | \$224 | \$232,000 | \$224 | 17 |
| 62 | 5973804 | 10/23/2019 | Chateau De Vie 7 | 1973 | 1728 | \$329,500 | \$191 | \$317,000 | \$183 | 50 |
| 63 | 5981143 | 10/23/2019 | Chateau De Vie Iii | 1969 | 1752 | \$319,000 | \$182 | \$319,000 | \$182 | 34 |
| 64 | 5981269 | 10/23/2019 | Las Colinas Unit 1001-1113 2001-21 | 1981 | 919 | \$205,000 | \$223 | \$200,000 | \$218 | 12 |
| 65 | 5986629 | 10/23/2019 | Heritage Village 3 Lot 1-166 Tr A-E | 1981 | 1928 | \$560,000 | \$290 | \$550,000 | \$285 | 19 |
| 66 | 5991409 | 10/23/2019 | Park Scottsdale 9 Amd | 1967 | 2398 | \$445,000 | \$186 | \$430,000 | \$179 | 2 |
| 67 | 5966348 | 10/24/2019 | Villa De Vallarta Phase 1 | 1980 | 758 | \$164,900 | \$218 | \$161,000 | \$212 | 67 |
| 68 | 5978296 | 10/24/2019 | Paradise Park Trails | 1979 | 2361 | \$749,900 | \$318 | \$750,000 | \$318 | 42 |
| 69 | 5980932 | 10/24/2019 | Playa Del Sur | 1979 | 3818 | \$1,085,000 | \$284 | \$1,020,000 | \$267 | 35 |
| 70 | 5919692 | 10/25/2019 | Paseo Village "Second Replat | 1982 | 3237 | \$749,900 | \$232 | \$725,350 | \$224 | 152 |
| 71 | 5967766 | 10/25/2019 | Continental Villas | 1970 | 2000 | \$335,000 | \$168 | \$335,000 | \$168 | 67 |
| 72 | 5974845 | 10/25/2019 | Sun Canyon | 1985 | 1374 | \$275,000 | \$200 | \$272,500 | \$198 | 19 |
| 73 | 5978541 | 10/25/2019 | Paseo Villas | 1974 | 1755 | \$369,900 | \$211 | \$363,000 | \$207 | 3 |
| 74 | 5981640 | 10/25/2019 | Park Scottsdale 1 Lots 1-181 | 1962 | 1620 | \$529,000 | \$327 | \$493,000 | \$304 | 3 |
| 75 | 5979745 | 10/25/2019 | Casa Serena | 1993 | 1766 | \$425,000 | \$241 | \$424,000 | \$240 | 14 |
| 76 | 5992367 | 10/25/2019 | Casitas Chaparral Amd | 1974 | 1673 | \$305,000 | \$182 | \$295,000 | \$176 | 33 |
| 77 | 5918747 | 10/28/2019 | El Paseo Lot 1-141 Tr A-Z | 1981 | 1997 | \$489,000 | \$245 | \$460,000 | \$230 | 187 |
| 78 | 5956371 | 10/28/2019 | Monterra Scottsdale Residences Coi | 1980 | 960 | \$200,000 | \$208 | \$195,000 | \$203 | 62 |
| 79 | 5962292 | 10/28/2019 | Hayden Estates Lot 1-128 | 1980 | 1941 | \$495,000 | \$255 | \$481,000 | \$248 | 50 |
| 80 | 5968900 | 10/28/2019 | Laguna San Juan | 1973 | 1613 | \$439,000 | \$272 | \$435,000 | \$270 | 15 |
| 81 | 5979838 | 10/28/2019 | Villa De Benedita | 1983 | 2183 | \$550,000 | \$252 | \$540,000 | \$247 | 18 |
| 82 | 5939189 | 10/29/2019 | Park Scottsdale Townhouse /Condo | 1964 | 1408 | \$278,990 | \$198 | \$273,990 | \$195 | 109 |
| 83 | 5898615 | 10/30/2019 | Vista Del Cielo Lot 1-48 | 1980 | 1937 | \$499,900 | \$258 | \$490,000 | \$253 | 190 |
| 84 | 5918977 | 10/30/2019 | Sandpiper Mccormick Ranch | 1979 | 2869 | \$689,900 | \$240 | \$676,200 | \$236 | 145 |
| 85 | 5965629 | 10/30/2019 | Winfield Place Phase 1 | 1975 | 1002 | \$249,900 | \$249 | \$225,000 | \$225 | 60 |
| 86 | 5975996 | 10/30/2019 | Villa Monterey 8b Amended | 1973 | 1122 | \$295,000 | \$263 | \$289,000 | \$258 | 51 |
| 87 | 5985380 | 10/30/2019 | Villa Hermosa Lot 1-108 | 1979 | 1937 | \$689,000 | \$356 | \$670,000 | \$346 | 7 |
| 88 | 5977981 | 10/30/2019 | Villa Monterey | 1967 | 1876 | \$389,000 | \$207 | \$386,000 | \$206 | 47 |
| 89 | 5982386 | 10/30/2019 | Paradise Park Manor 2 | 1981 | 3211 | \$879,000 | \$274 | \$861,350 | \$268 | 27 |
| 90 | 5985832 | 10/30/2019 | Chateau De Vie | 1969 | 1704 | \$319,900 | \$188 | \$319,900 | \$188 | 30 |
| 91 | 5880523 | 10/31/2019 | Artesia Condominiums Mcr 952-03 I | 2009 | 1573 | \$450,000 | \$286 | \$440,000 | \$280 | 236 |
| 92 | 5941780 | 10/31/2019 | Sands Scottsdale Townhouse 1 | 1977 | 1857 | \$464,900 | \$250 | \$435,000 | \$234 | 135 |
| 93 | 5945625 | 10/31/2019 | Privado Village Lot 1-57 & Tr A-G | 1986 | 3593 | \$894,000 | \$249 | \$865,000 | \$241 | 65 |
| 94 | 5976063 | 10/31/2019 | Palo Viento | 1977 | 2160 | \$573,000 | \$265 | \$573,000 | \$265 | 6 |
| 95 | 5984745 | 10/31/2019 | Parkcrest | 1963 | 1440 | \$389,900 | \$271 | \$389,900 | \$271 | 1 |
| 96 | 5992648 | 10/31/2019 | Park Scottsdale 1-B | 1963 | 1825 | \$405,000 | \$222 | \$405,000 | \$222 | 16 |

OVERVIEW

Sales Month / Year

October 2019 Sales

| | |
|-----------------------------|----------|
| Homes Closed: | 96 |
| Average List Price (\$/SF): | \$245.39 |
| Average Sale Price (\$/SF): | \$239.62 |
| Average Days on Market: | 50 |



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