



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - October 2020

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5997515	10/1/2020	Palo Viento 1	1977	2763	\$2,395,000	\$867	\$2,268,000	\$821	304
2	6117519	10/1/2020	Paradise Valley Farms	1970	4277	\$1,375,000	\$321	\$1,405,000	\$329	49
3	6126470	10/1/2020	Topaz By Starpointe Replat	2013	3533	\$1,425,000	\$403	\$1,365,000	\$386	27
4	6127386	10/1/2020	Colony at Scottsdale	1975	1171	\$295,000	\$252	\$285,000	\$243	6
5	6093304	10/2/2020	Park Scottsdale 3 Lots 551-620	1962	2196	\$599,000	\$273	\$599,000	\$273	107
6	6108961	10/2/2020	Camelview Greens Replat Lot 1-140	1985	1052	\$285,000	\$271	\$310,000	\$295	11
7	6125415	10/2/2020	Park Scottsdale	1970	1380	\$429,900	\$312	\$440,000	\$319	1
8	6128930	10/2/2020	Park Scottsdale 1 Lots 1-181	1961	1380	\$389,900	\$283	\$389,900	\$283	25
9	6051667	10/5/2020	Rancho Antigua Condominiums	1985	1331	\$319,999	\$240	\$312,000	\$234	191
10	6111618	10/5/2020	Mountain View East	1983	2781	\$949,900	\$342	\$949,900	\$342	45
11	6124892	10/5/2020	Tierra Nueva	1981	2620	\$799,900	\$305	\$799,900	\$305	18
12	6123906	10/5/2020	Sands Scottsdale Townhouses Two I	1979	1744	\$525,000	\$301	\$515,000	\$295	38
13	6124557	10/6/2020	Colony at Scottsdale Lot 340	1979	983	\$365,000	\$371	\$360,000	\$366	30
14	6070996	10/7/2020	La Mariposa Villas 3 Lot 1-68 Tr A-K	1982	2272	\$545,000	\$240	\$545,000	\$240	132
15	6108414	10/7/2020	La Cuesta	1979	2987	\$789,900	\$264	\$775,000	\$259	33
16	6098049	10/8/2020	Corriente Condominiums	2013	1509	\$500,000	\$331	\$485,000	\$321	76
17	6114214	10/8/2020	Sands Scottsdale Townhouses Two I	1979	1800	\$469,900	\$261	\$465,000	\$258	60
18	6118030	10/8/2020	Santa Fe Amd	1978	2295	\$635,000	\$277	\$635,000	\$277	37
19	6099485	10/9/2020	Villa Monterey 6	1968	1578	\$387,700	\$246	\$375,000	\$238	96
20	6103789	10/9/2020	Mccormick Place South Condominiu	1975	1044	\$240,000	\$230	\$230,100	\$220	44
21	6105871	10/9/2020	La Buena Vida Townhouses	1968	1676	\$329,900	\$197	\$328,000	\$196	45
22	6122912	10/9/2020	Indian Bend Village Condominium 4	1982	1785	\$615,000	\$345	\$585,000	\$328	29
23	6121931	10/9/2020	Monterra Scottsdale Residences	1980	742	\$215,000	\$290	\$217,000	\$292	10
24	6123553	10/9/2020	Carriage Square	1979	3124	\$875,000	\$280	\$850,000	\$272	14
25	6127755	10/9/2020	Monaco Scottsdale	1975	1044	\$230,000	\$220	\$235,000	\$225	36
26	6126485	10/9/2020	Indian Bend Village No. 1	1980	1744	\$505,000	\$290	\$485,000	\$278	2
27	6136411	10/9/2020	Villa Monterey 8b Amended	1973	1047	\$289,900	\$277	\$289,900	\$277	3
28	6135512	10/9/2020	Casa Buena Tract B And C	1979	2167	\$649,900	\$300	\$649,900	\$300	3
29	6134017	10/11/2020	Park Scottsdale 1 Lots 1-181	1961	1795	\$520,000	\$290	\$525,000	\$292	24
30	6085817	10/12/2020	Las Palomas	1993	2050	\$519,900	\$254	\$490,000	\$239	125
31	6116931	10/12/2020	Park Scottsdale Townhouse Unit Tw	1964	1536	\$329,900	\$215	\$321,775	\$209	34
32	6115978	10/13/2020	Park Scottsdale 2	1961	2352	\$475,000	\$202	\$472,500	\$201	1
33	6122872	10/13/2020	Paseo Village Amd	1974	2425	\$765,000	\$315	\$775,000	\$320	2
34	6123880	10/13/2020	Mccormick Ranch	1974	2218	\$725,000	\$327	\$730,000	\$329	47
35	6123773	10/14/2020	Laguna San Juan	1973	1651	\$474,900	\$288	\$474,900	\$288	49
36	6128495	10/14/2020	Sands Scottsdale	1979	1908	\$569,000	\$298	\$559,000	\$293	27
37	6052420	10/15/2020	Palo Viento 1	1976	2776	\$1,295,000	\$466	\$1,123,000	\$405	208
38	6109940	10/15/2020	Chateau De Vie	1969	1324	\$285,000	\$215	\$280,000	\$211	82
39	6115829	10/15/2020	Santo Tomas Scottsdale 3	1979	2462	\$562,000	\$228	\$562,000	\$228	12
40	6121311	10/15/2020	Chateau De Vie 4	1969	1752	\$388,000	\$221	\$388,000	\$221	29
41	6119174	10/15/2020	Camello Vista 1	1974	1364	\$310,000	\$227	\$318,900	\$234	52

42	6120144	10/15/2020	Briarwood Re-Amended	1973	2779	\$625,000	\$225	\$625,000	\$225	57
43	6127304	10/15/2020	Laguna San Juan	1973	2757	\$799,000	\$290	\$775,000	\$281	8
44	6122677	10/15/2020	Sands Scottsdale 3	1977	2502	\$725,000	\$290	\$685,000	\$274	43
45	6128952	10/15/2020	Paradise Park Trails	1979	2014	\$635,000	\$315	\$641,000	\$318	45
46	6124478	10/15/2020	Park Scottsdale 1-B	1963	1921	\$579,000	\$301	\$565,000	\$294	16
47	6130760	10/15/2020	El Paseo	1984	1975	\$598,000	\$303	\$603,000	\$305	0
48	6131016	10/15/2020	Park Scottsdale 7	1966	2373	\$545,000	\$230	\$560,000	\$236	37
49	6128422	10/15/2020	Arabian Gardens	1993	1797	\$507,500	\$282	\$499,900	\$278	6
50	6130429	10/15/2020	Park Scottsdale 5	1963	2291	\$699,000	\$305	\$700,000	\$306	13
51	6134684	10/15/2020	Sands Scottsdale 4	1978	2127	\$450,000	\$212	\$485,000	\$228	1
52	6140154	10/15/2020	Paradise Park Trails	1979	2170	\$650,000	\$300	\$675,000	\$311	14
53	6143303	10/15/2020	Cuernavaca Segundo Unit 2	1981	2308	\$750,000	\$325	\$750,000	\$325	4
54	6106528	10/16/2020	Santo Tomas Scottsdale 3	1979	2080	\$455,000	\$219	\$430,000	\$207	16
55	6110704	10/16/2020	Monaco Scottsdale Condominiums	1975	1044	\$245,000	\$235	\$240,000	\$230	37
56	6116105	10/16/2020	Casa Buena	1979	2649	\$825,000	\$311	\$825,000	\$311	38
57	6118621	10/16/2020	Paradise Park Trails	1979	2286	\$974,900	\$426	\$985,000	\$431	5
58	6119819	10/16/2020	Belcara at McCormick Ranch	1979	1073	\$244,900	\$228	\$244,900	\$228	28
59	6123443	10/16/2020	Park Scottsdale 5	1963	1384	\$425,000	\$307	\$425,000	\$307	32
60	6123697	10/16/2020	Suggs Rancho McCormick	1979	1712	\$539,900	\$315	\$540,000	\$315	1
61	6124972	10/16/2020	Las Colinas	1981	560	\$181,500	\$324	\$175,000	\$313	5
62	6127489	10/16/2020	Walden Place 3	1981	973	\$229,900	\$236	\$240,000	\$247	19
63	6133974	10/16/2020	Park Scottsdale Townhouse Unit Tw	1964	1408	\$258,888	\$184	\$268,888	\$191	2
64	6141501	10/16/2020	Park Scottsdale 2	1961	1260	\$359,900	\$286	\$347,500	\$276	6
65	5963610	10/19/2020	Palo Verde Lane	2020	3410	\$2,094,420	\$614	\$2,094,420	\$614	0
66	6136028	10/19/2020	Pleasant Run Unit 2 Amd	1977	1590	\$371,900	\$234	\$371,900	\$234	28
67	6044193	10/20/2020	Briarwood 2 Lot 57-105 Tra-K	1976	2217	\$450,000	\$203	\$420,000	\$189	201
68	6047157	10/20/2020	Las Palomas Lot 1-144 & Tr A-P Priv	1983	3224	\$849,000	\$263	\$840,000	\$261	229
69	6129090	10/20/2020	Briarwood 6 Phase 2	1984	2622	\$599,000	\$228	\$575,000	\$219	26
70	6127069	10/20/2020	Laguna San Juan	1973	2450	\$630,000	\$257	\$640,000	\$261	2
71	6140169	10/20/2020	Pleasant Run	1979	1590	\$425,000	\$267	\$402,500	\$253	14
72	6130633	10/21/2020	Park Scottsdale	1961	1540	\$475,000	\$308	\$475,000	\$308	2
73	6133926	10/21/2020	Park Scottsdale 2	1961	1446	\$499,900	\$346	\$511,000	\$353	34
74	6134217	10/21/2020	Park Scottsdale 5	1963	2356	\$570,000	\$242	\$594,000	\$252	14
75	6136820	10/21/2020	Park Scottsdale 4	1962	2163	\$585,000	\$270	\$590,000	\$273	6
76	6138044	10/21/2020	Briarwood Re-Amended	1973	2019	\$395,000	\$196	\$395,000	\$196	26
77	6137100	10/22/2020	Villa Hermosa	1979	2081	\$639,900	\$307	\$644,000	\$309	15
78	6136309	10/22/2020	Sienna Condominiums	1994	1075	\$285,000	\$265	\$300,000	\$279	6
79	6141918	10/22/2020	Scottsdale Monterey	1979	1467	\$375,000	\$256	\$379,000	\$258	1
80	6069920	10/23/2020	Palo Viento 1	1977	2753	\$1,497,000	\$544	\$1,100,000	\$400	146
81	6141342	10/23/2020	Casa Del Mar Lot 1-77	1980	1633	\$444,000	\$272	\$460,000	\$282	2
82	6149672	10/23/2020	Vista Del Cielo	1980	2605	\$923,500	\$355	\$923,500	\$355	0
83	6131901	10/26/2020	Casas Dia Festivo	1991	2046	\$549,000	\$268	\$545,000	\$266	30
84	6142114	10/26/2020	Walden Place	1980	1780	\$469,500	\$264	\$469,500	\$264	22
85	6127286	10/26/2020	Pima Inn Condominiums Phase 2	1966	1064	\$215,000	\$202	\$207,000	\$195	56
86	6134916	10/26/2020	Monterey at Mountain View Phase	1993	2575	\$1,025,000	\$398	\$995,000	\$386	16
87	6136865	10/26/2020	Park Scottsdale Townhouse Unit Tw	1964	1408	\$262,000	\$186	\$262,000	\$186	0
88	6089916	10/27/2020	Camello Vista 1	1974	1238	\$379,000	\$306	\$360,000	\$291	43
89	6061602	10/28/2020	Chateau De Vie 6	1973	1692	\$339,900	\$201	\$335,000	\$198	209
90	6096888	10/28/2020	Briarwood 2	1976	3285	\$607,300	\$185	\$575,000	\$175	90
91	6099198	10/28/2020	Scottsdale Links Estates	2002	3201	\$799,900	\$250	\$760,000	\$237	116
92	6131565	10/28/2020	Heritage Village 2	1979	2235	\$1,197,000	\$536	\$1,170,000	\$523	28
93	6136389	10/28/2020	Sands Scottsdale 4	1979	2047	\$649,900	\$317	\$653,900	\$319	35
94	6148563	10/28/2020	Lincoln Gardens Condominium	1984	850	\$155,000	\$182	\$140,000	\$165	1
95	6148580	10/28/2020	Lincoln Gardens Condominium	1984	1110	\$210,000	\$189	\$205,000	\$185	1
96	6077939	10/29/2020	Artesia Condominiums	2009	1573	\$459,900	\$292	\$460,000	\$292	141
97	6102185	10/29/2020	Corriente Condominiums	2015	1343	\$455,900	\$339	\$450,000	\$335	58
98	6105811	10/29/2020	Paradise Farms Lot 1-12	1985	5274	\$2,499,900	\$474	\$2,399,000	\$455	144

99	6125244	10/29/2020	Park Scottsdale 2	1962	1560	\$515,000	\$330	\$521,000	\$334	39
100	6133628	10/29/2020	Continental Villas	1970	1746	\$390,000	\$223	\$390,000	\$223	4
101	6135881	10/29/2020	Paseo Village 2nd Replat	1976	2113	\$634,900	\$300	\$634,900	\$300	23
102	6137248	10/29/2020	Paseo Vista Lot 1-72	1978	1931	\$549,000	\$284	\$575,000	\$298	15
103	6146346	10/29/2020	Pleasant Run	1977	2670	\$500,000	\$187	\$440,900	\$165	21
104	6103289	10/30/2020	Park Scottsdale Townhouse	1964	1584	\$285,000	\$180	\$285,000	\$180	91
105	6104535	10/30/2020	Country Horizons Lot 1-67 Tr A-B	1982	2851	\$909,900	\$319	\$885,000	\$310	106
106	6137805	10/30/2020	Tierra Feliz 3	1979	3155	\$1,150,000	\$365	\$1,150,000	\$365	2
107	6122462	10/30/2020	Camello Vista 1	1974	1335	\$399,000	\$299	\$400,000	\$300	67
108	6144849	10/30/2020	Camelview Greens Replat Lot 1-140	1984	1052	\$299,900	\$285	\$300,000	\$285	15
109	6130330	10/30/2020	Paradise Park Manor	1983	3547	\$1,150,000	\$324	\$1,165,000	\$328	17
110	6133476	10/30/2020	Paradise Park Trails	1979	2432	\$899,000	\$370	\$875,000	\$360	41
111	6133365	10/30/2020	Mccormick Place South Condominiu	1975	1044	\$245,000	\$235	\$239,000	\$229	18
112	6136883	10/30/2020	Park Scottsdale Townhouse Unit Tw	1964	1088	\$225,000	\$207	\$225,000	\$207	1

OVERVIEW

Sales Month / Year	October 2020 Sales
Homes Closed:	112
Average List Price (\$/SF):	\$290.28
Average Sale Price (\$/SF):	\$286.02
Average Days on Market:	43

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