



North Valley Team - (480) 788-6473

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McCormick Ranch Sold Homes - October 2021

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6227382	10/1/2021	Casa Del Mar	1980	2305	\$1,275,000	\$553	\$1,200,000	\$521	177
2	6231926	10/1/2021	Pleasant Run	1979	2670	\$745,000	\$279	\$735,000	\$275	86
3	6233106	10/1/2021	Park Scottsdale 1	1962	1565	\$575,000	\$367	\$561,065	\$359	148
4	6239267	10/1/2021	Rancho Antigua	1985	812	\$210,000	\$259	\$210,000	\$259	16
5	6263327	10/1/2021	Hallcraft Villas Scottsdale 2	1974	924	\$309,900	\$335	\$300,000	\$325	60
6	6264768	10/1/2021	Santa Fe	1979	1890	\$649,000	\$343	\$675,000	\$357	56
7	6278572	10/1/2021	Cuernavaca Segundo	1979	3850	\$1,500,000	\$390	\$1,385,000	\$360	39
8	6284205	10/1/2021	Park Scottsdale 4	1962	1522	\$595,000	\$391	\$595,000	\$391	6
9	6288333	10/1/2021	Rancho Antigua	1985	1053	\$310,000	\$294	\$310,000	\$294	30
10	6291638	10/1/2021	Briarwood 4	1980	2725	\$749,900	\$275	\$750,000	\$275	4
11	6290599	10/4/2021	Rancho Antigua	1985	1053	\$324,900	\$309	\$336,000	\$319	5
12	6271817	10/4/2021	Mccormick Ranch Villa Hermosa	1979	2396	\$1,200,000	\$501	\$1,200,000	\$501	46
13	6266461	10/5/2021	Vista Del Lago	1979	4141	\$2,100,000	\$507	\$1,980,000	\$478	56
14	6275861	10/5/2021	Villa Hermosa	1979	2300	\$1,198,000	\$521	\$1,150,000	\$500	55
15	6285693	10/5/2021	Chateau De Vie 2	1969	1352	\$375,000	\$277	\$375,000	\$277	7
16	6296218	10/5/2021	Sands Scottsdale	1977	2270	\$609,000	\$268	\$725,000	\$319	3
17	6292100	10/5/2021	Continental Villas	1970	1174	\$400,000	\$341	\$411,000	\$350	6
18	6278411	10/6/2021	Rancho Antigua	1985	1053	\$330,000	\$313	\$325,000	\$309	5
19	6287124	10/6/2021	Los Abrigados	1994	1764	\$695,000	\$394	\$695,000	\$394	3
20	6269160	10/7/2021	Paradise Park Manor 2	1980	2800	\$1,444,000	\$516	\$1,330,000	\$475	73
21	6285403	10/7/2021	Park Scottsdale 12	1970	1858	\$665,000	\$358	\$650,000	\$350	42
22	6285284	10/7/2021	Scottsdale Monterey	1979	1467	\$475,000	\$324	\$474,000	\$323	12
23	6289203	10/7/2021	Artesia	2009	1330	\$460,000	\$346	\$460,000	\$346	25
24	6248106	10/8/2021	Arabian Gardens	1984	1591	\$535,000	\$336	\$510,000	\$321	57
25	6276218	10/8/2021	Orange Tree Estates	1982	3776	\$1,895,000	\$502	\$1,895,000	\$502	4
26	6277645	10/8/2021	El Paseo	1980	2034	\$639,000	\$314	\$610,000	\$300	21
27	6279201	10/8/2021	Tierra De Los Reyes	1981	2269	\$695,000	\$306	\$671,000	\$296	56
28	6283356	10/8/2021	Continental Villas	1970	1746	\$444,000	\$254	\$444,000	\$254	31
29	6286574	10/8/2021	Casas Dia Festivo	1981	2012	\$649,000	\$323	\$635,000	\$316	40
30	6292635	10/8/2021	Arabian Gardens	1993	1807	\$650,000	\$360	\$670,000	\$371	8
31	6299632	10/8/2021	Paseo Village	1974	1890	\$625,000	\$331	\$625,000	\$331	6
32	6280258	10/11/2021	Traviata	2004	1233	\$448,000	\$363	\$425,000	\$345	24
33	6297466	10/11/2021	Casabella	1990	1262	\$425,000	\$337	\$440,000	\$349	3
34	6296860	10/12/2021	Paradise Park Trails 2	1978	2684	\$1,350,000	\$503	\$1,315,000	\$490	6
35	6272998	10/12/2021	Park Scottsdale	1964	1584	\$385,000	\$243	\$385,000	\$243	6
36	6273778	10/12/2021	Chateau De Vie 6	1974	1692	\$420,000	\$248	\$412,000	\$243	64
37	6276900	10/12/2021	Laguna San Juan	1973	2013	\$749,900	\$373	\$725,000	\$360	16
38	6283448	10/12/2021	Chateau De Vie 2	1969	1352	\$389,900	\$288	\$389,900	\$288	15
39	6287529	10/12/2021	Villa Estados	1986	1764	\$439,900	\$249	\$430,000	\$244	28
40	6287890	10/12/2021	Chateau De Vie	1969	1704	\$466,000	\$273	\$466,000	\$273	37
41	6296144	10/12/2021	Park Scottsdale 3	1961	1620	\$530,000	\$327	\$540,000	\$333	4

42	6237253	10/13/2021	Corriente	2008	1509	\$520,000	\$345	\$515,000	\$341	124
43	6272195	10/13/2021	Park Scottsdale 4	1963	2349	\$695,000	\$296	\$675,000	\$287	56
44	6294683	10/13/2021	Park Scottsdale 12	1970	2183	\$775,000	\$355	\$775,000	\$355	28
45	6251093	10/14/2021	Casabella	1990	1076	\$349,900	\$325	\$350,000	\$325	111
46	6283113	10/14/2021	Las Palomas	1983	1816	\$700,000	\$385	\$700,000	\$385	12
47	6266403	10/15/2021	Park Scottsdale	1962	1939	\$775,000	\$400	\$795,000	\$410	87
48	6268483	10/15/2021	Las Palomas	1979	2393	\$925,000	\$387	\$925,000	\$387	0
49	6292005	10/15/2021	Arabian Gardens	1984	1591	\$550,000	\$346	\$550,000	\$346	0
50	6293538	10/15/2021	Rancho Antigua	1985	858	\$240,000	\$280	\$240,000	\$280	18
51	6285097	10/15/2021	Hudson East	2019	1809	\$619,900	\$343	\$610,000	\$337	51
52	6290326	10/15/2021	Indian Bend Village	1980	1976	\$660,000	\$334	\$671,500	\$340	4
53	6290377	10/15/2021	Park Scottsdale 12	1970	2018	\$650,000	\$322	\$680,000	\$337	23
54	6296604	10/15/2021	Island at McCormick Ranch	1981	3973	\$1,800,000	\$453	\$1,575,100	\$396	21
55	6296613	10/15/2021	La Buena Vida	1968	1608	\$449,000	\$279	\$450,000	\$280	25
56	6298949	10/15/2021	Casas Dia Festivo	1990	1912	\$620,000	\$324	\$665,000	\$348	18
57	6301988	10/15/2021	Park Scottsdale	1964	1584	\$360,000	\$227	\$375,000	\$237	1
58	6259125	10/18/2021	Sun Canyon	1985	1342	\$459,900	\$343	\$485,000	\$361	12
59	6278568	10/18/2021	Paradise Park Trails 2	1980	3608	\$1,199,000	\$332	\$1,120,000	\$310	27
60	6301887	10/18/2021	Arroyo Verde	1979	1070	\$399,900	\$374	\$410,000	\$383	3
61	6295892	10/19/2021	Hallcraft Villas Scottsdale 2	1974	792	\$320,000	\$404	\$311,000	\$393	12
62	6277295	10/20/2021	Villa La Playa	1978	2600	\$1,065,000	\$410	\$1,065,000	\$410	51
63	6281564	10/20/2021	Park Scottsdale 9	1967	1985	\$730,000	\$368	\$725,000	\$365	65
64	6291095	10/20/2021	Suggs Rancho McCormick	1978	2241	\$899,900	\$402	\$960,000	\$428	42
65	6295110	10/20/2021	Villa De Vallarta	1984	1116	\$339,900	\$305	\$339,000	\$304	43
66	6281617	10/21/2021	Orange Tree Estates	1983	2446	\$999,900	\$409	\$955,000	\$390	57
67	6274655	10/21/2021	Park Scottsdale 3	1962	2200	\$885,000	\$402	\$865,000	\$393	71
68	6253001	10/22/2021	Scottsdale In Towne Villas	1979	2155	\$505,000	\$234	\$505,000	\$234	110
69	6284459	10/22/2021	Palm Cove	1994	1593	\$625,000	\$392	\$625,000	\$392	25
70	6292291	10/22/2021	Paseo Village	1976	2119	\$840,000	\$396	\$910,000	\$429	0
71	6290055	10/22/2021	Park Scottsdale 8	1966	2907	\$819,000	\$282	\$819,000	\$282	39
72	6291514	10/22/2021	Heritage Village 3	1981	1935	\$600,000	\$310	\$618,600	\$320	43
73	6293573	10/22/2021	Las Villas	1979	1690	\$649,000	\$384	\$649,000	\$384	30
74	6304415	10/22/2021	Park Scottsdale	1964	1408	\$385,000	\$273	\$400,000	\$284	2
75	6306289	10/22/2021	Laguna San Juan	1973	1543	\$450,000	\$292	\$476,000	\$308	8
76	6310862	10/22/2021	Paradise Park Trails 2	1981	3613	\$1,330,000	\$368	\$1,330,000	\$368	0
77	6273143	10/25/2021	Villa Antigua Scottsdale	1986	1036	\$337,000	\$325	\$335,000	\$323	53
78	6301493	10/25/2021	Park Scottsdale 7	1965	1613	\$599,900	\$372	\$610,000	\$378	6
79	6294891	10/25/2021	Indian Bend Village	1982	1410	\$525,000	\$372	\$536,000	\$380	7
80	6291988	10/26/2021	Park Scottsdale	1963	2542	\$850,000	\$334	\$850,000	\$334	16
81	6299240	10/26/2021	Villa Monterey	1973	1093	\$439,000	\$402	\$439,000	\$402	2
82	6264404	10/27/2021	Villa De Vallarta	1980	1147	\$349,000	\$304	\$344,000	\$300	56
83	6286700	10/27/2021	Park Scottsdale	1962	2149	\$799,000	\$372	\$815,000	\$379	7
84	6297999	10/27/2021	Paseo Village	1974	2067	\$699,000	\$338	\$755,000	\$365	2
85	6300144	10/27/2021	Rancho Antigua	1985	1005	\$310,000	\$308	\$320,000	\$318	29
86	6301674	10/27/2021	Traviata	2004	1472	\$525,000	\$357	\$520,000	\$353	17
87	6239065	10/28/2021	Paradise Park Trails 2	1981	3003	\$939,900	\$313	\$900,000	\$300	151
88	6286745	10/28/2021	Paseo Village	1974	2590	\$989,000	\$382	\$989,000	\$382	8
89	6301373	10/28/2021	Corriente	2008	1350	\$549,000	\$407	\$532,000	\$394	27
90	6284722	10/29/2021	Villa Estados Phase 2	1984	1300	\$395,000	\$304	\$385,000	\$296	61
91	6289886	10/29/2021	Winfield Place Phase 1	1975	697	\$205,000	\$294	\$210,000	\$301	23
92	6289951	10/29/2021	Scottsdale In Towne Villas	1979	1594	\$509,900	\$320	\$496,500	\$311	16
93	6291175	10/29/2021	Park Scottsdale	1962	2300	\$850,000	\$370	\$825,500	\$359	29
94	6300221	10/29/2021	Villa Antano	1984	1490	\$515,000	\$346	\$535,000	\$359	20
95	6294284	10/29/2021	Cabrillo Square	1986	1304	\$423,800	\$325	\$410,000	\$314	46
96	6294822	10/29/2021	Park Scottsdale	1964	1584	\$360,000	\$227	\$360,000	\$227	45
97	6295217	10/29/2021	Santo Tomas	1985	2080	\$579,000	\$278	\$570,000	\$274	36
98	6297880	10/29/2021	Monterey at Mountain View	1993	3833	\$1,499,000	\$391	\$1,600,000	\$417	13

OVERVIEW

Sales Month / Year	October 2021 Sales
Homes Closed:	99
Average List Price (\$/SF):	\$346.86
Average Sale Price (\$/SF):	\$345.90
Average Days on Market:	34



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