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**McCormick Ranch Sold Homes - October 2023**

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6571417	10/03/23	El Paseo	1980	1997	\$894,950	\$448	\$875,000	\$438	107
2	6559876	10/03/23	Paradise Park Trails	1980	2607	\$1,245,000	\$478	\$1,150,000	\$441	109
3	6474806	10/03/23	Camello Vista	1974	1364	\$489,990	\$359	\$460,000	\$337	361
4	6602664	10/03/23	Villa Monterey	1967	1874	\$649,000	\$346	\$642,500	\$343	8
5	6579578	10/04/23	Park Scottsdale	1964	1408	\$444,900	\$316	\$446,000	\$317	76
6	6602214	10/04/23	Del Prado	1980	4010	\$2,295,000	\$572	\$2,200,000	\$549	14
7	6549028	10/04/23	Veritas at McCormick Ranch	2009	1912	\$864,500	\$452	\$830,000	\$434	140
8	6593564	10/05/23	Estados De La Mancha	1981	3048	\$2,125,000	\$697	\$2,046,000	\$671	16
9	6596301	10/06/23	Paradise View Villas	2004	1184	\$425,000	\$359	\$420,000	\$355	1
10	6568263	10/06/23	Santa Fe II	1979	1890	\$950,000	\$503	\$900,000	\$476	75
11	6601733	10/06/23	Villa Monterey	1968	1908	\$640,000	\$335	\$655,000	\$343	3
12	6576762	10/09/23	Las Colinas	1981	919	\$349,000	\$380	\$345,000	\$375	72
13	6586560	10/09/23	Heritage Terrace	1982	2366	\$1,349,000	\$570	\$1,230,000	\$520	41
14	6587798	10/09/23	Villa Antano	1984	1490	\$649,900	\$436	\$644,500	\$433	70
15	6598721	10/10/23	Cuernavaca Segundo	1981	2740	\$1,750,000	\$639	\$1,725,000	\$630	17
16	6602968	10/10/23	Pleasant Run 2	1977	1888	\$599,000	\$317	\$610,000	\$323	10
17	6603516	10/12/23	Continental Villas	1970	1352	\$460,000	\$340	\$460,000	\$340	5
18	6582478	10/12/23	Paradise View Villas	2004	1184	\$425,000	\$359	\$425,000	\$359	50
19	6575115	10/12/23	Mountain View East	1979	2744	\$1,360,000	\$496	\$1,315,000	\$479	59
20	6601676	10/13/23	Casabella	1990	1076	\$385,000	\$358	\$379,000	\$352	12
21	6609040	10/13/23	Hallcraft Villas Scottsdale 2	1974	1053	\$405,000	\$385	\$400,000	\$380	21
22	6602577	10/13/23	Villa Antigua Scottsdale	1986	1183	\$450,000	\$380	\$445,000	\$376	2
23	6605530	10/13/23	Mccormick Ranch	1978	2547	\$1,150,000	\$452	\$1,150,000	\$452	8
24	6599573	10/13/23	Villa Antano	1986	1930	\$869,900	\$451	\$860,000	\$446	18
25	6541228	10/16/23	Mccormick Place South	1975	1044	\$419,900	\$402	\$419,900	\$402	151
26	6600781	10/16/23	Santa Fe II	1979	1805	\$925,000	\$512	\$885,000	\$490	132
27	6608452	10/17/23	Chateau De Vie 5	1972	1464	\$389,000	\$266	\$390,000	\$266	12
28	6619333	10/17/23	Los Abrigados	1996	1764	\$850,000	\$482	\$850,000	\$482	30
29	6589822	10/19/23	Sandpiper Scottsdale 3	1974	1976	\$995,000	\$504	\$995,000	\$504	66
30	6596803	10/19/23	Corriente	2014	1364	\$588,000	\$431	\$578,000	\$424	57
31	6541576	10/19/23	Parkcrest	1965	1656	\$624,900	\$377	\$585,000	\$353	178
32	6577450	10/19/23	Park Scottsdale 2	1962	1870	\$849,000	\$454	\$825,000	\$441	163
33	6599702	10/20/23	Bella Vita	1981	962	\$350,000	\$364	\$345,000	\$359	50
34	6530993	10/20/23	Villa Antano	1986	2481	\$989,500	\$399	\$975,000	\$393	90
35	6577762	10/20/23	Arroyo Verde 2	1982	1467	\$599,000	\$408	\$599,000	\$408	107
36	6563127	10/23/23	Villa Monterey 6	1967	2034	\$449,900	\$221	\$450,000	\$221	96
37	6583470	10/23/23	Monterra Scottsdale Residences	1980	891	\$314,900	\$353	\$307,500	\$345	71
38	6607328	10/23/23	Chateau De Vie 4	1969	1576	\$485,000	\$308	\$460,000	\$292	23
39	6594928	10/24/23	La Buena Vida	1968	1680	\$510,000	\$304	\$500,000	\$298	66
40	6610098	10/24/23	Cuernavaca Segundo	1980	3629	\$1,395,000	\$384	\$1,395,000	\$384	0
41	6605899	10/24/23	Walden Place	1980	2401	\$800,000	\$333	\$790,000	\$329	11
42	6599859	10/25/23	Hallcraft Villas Scottsdale 2	1980	976	\$440,000	\$451	\$430,000	\$441	40

43	6552471	10/27/23	Palo Viento 1	1976	3034	\$2,795,000	\$921	\$2,685,000	\$885	155
44	6556416	10/27/23	Spanish Oaks 1	1979	1618	\$669,000	\$413	\$650,000	\$402	168
45	6559840	10/27/23	Casabella	1990	1076	\$440,000	\$409	\$410,000	\$381	149
46	6565583	10/27/23	Villa De Vallarta 2	1984	876	\$310,000	\$354	\$305,000	\$348	143
47	6592005	10/30/23	Briarwood 6	1982	2586	\$650,000	\$251	\$640,000	\$247	82
48	6608614	10/30/23	Tierra Feliz 3	1979	2426	\$1,250,000	\$515	\$1,160,000	\$478	39
49	6571774	10/30/23	Pleasant Run 2	1980	2670	\$675,000	\$253	\$675,000	\$253	70
50	6597530	10/30/23	Santa Fe	1978	2165	\$890,000	\$411	\$878,000	\$406	140
51	6607580	10/30/23	Tierra	1981	3777	\$1,725,000	\$457	\$1,915,000	\$507	6
52	6600655	10/30/23	Cuernavaca Segundo 1	1980	3629	\$1,849,000	\$510	\$1,850,000	\$510	0
53	6610771	10/31/23	Del Norte Gardens	1979	1987	\$650,000	\$327	\$650,000	\$327	1
54	6604804	10/31/23	Del Norte Gardens	1979	1990	\$875,000	\$440	\$865,000	\$435	15
55	6606007	10/31/23	Mccormick Place South	1975	1044	\$382,000	\$366	\$345,000	\$330	10
56	6579134	10/31/23	Palo Viento 1	1977	2418	\$2,000,000	\$827	\$1,950,000	\$806	276
57	6583387	10/31/23	Villa La Playa	1978	1908	\$899,000	\$471	\$800,000	\$419	80
58	6617089	10/31/23	Briarwood 6	1982	2586	\$699,900	\$271	\$685,000	\$265	4

**OVERVIEW**

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	October 2023 Sales
Homes Closed:	58
Average List Price (\$/SF):	\$423.75
Average Sale Price (\$/SF):	\$413.80
Average Days on Market:	69



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