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**McCormick Ranch Sold Homes - October 2024**

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6739654	10/01/24	Spanish Oaks	1980	1628	\$899,000	\$552	\$899,000	\$552	15
2	6717942	10/01/24	Allens Place	1984	1678	\$779,000	\$464	\$742,000	\$442	86
3	6720648	10/02/24	Lincoln Gardens	1984	1110	\$399,000	\$359	\$393,000	\$354	94
4	6719785	10/02/24	Chateau De Vie 6	1973	1426	\$425,000	\$298	\$410,000	\$288	110
5	6743641	10/02/24	Camello Vista 1	1974	1335	\$539,900	\$404	\$505,000	\$378	33
6	6721029	10/02/24	Sienna	1994	1073	\$414,900	\$387	\$405,000	\$377	73
7	6744926	10/03/24	Las Palomas	1980	1808	\$855,000	\$473	\$855,000	\$473	35
8	6739726	10/03/24	Villa Antano	1986	1490	\$675,000	\$453	\$643,250	\$432	52
9	6722983	10/03/24	Camelback Mountain View Estates	1979	1485	\$615,000	\$414	\$595,000	\$401	103
10	6697274	10/03/24	Palm Cove	1994	1640	\$625,000	\$381	\$615,000	\$375	161
11	6740900	10/04/24	Paradise Park Manor 2	1981	3800	\$2,145,000	\$564	\$2,100,000	\$553	32
12	6710633	10/04/24	McCormick Ranch	1980	2866	\$1,295,000	\$452	\$1,200,000	\$419	66
13	6743715	10/04/24	Carriage Square	1979	1534	\$799,900	\$521	\$790,000	\$515	5
14	6739732	10/04/24	Winfield Place	1975	578	\$259,000	\$448	\$210,000	\$363	80
15	6746518	10/06/24	Sands Scottsdale 2	1976	2108	\$900,000	\$427	\$900,000	\$427	7
16	6745208	10/07/24	Park Scottsdale 9	1967	2197	\$969,000	\$441	\$965,000	\$439	33
17	6732009	10/07/24	Park Scottsdale	1964	1408	\$448,000	\$318	\$443,000	\$315	73
18	6755090	10/07/24	Paseo Village at McCormick Ranch	1974	3945	\$1,499,999	\$380	\$1,400,000	\$355	5
19	6755448	10/07/24	Camello Vista 1	1978	1335	\$549,990	\$412	\$550,000	\$412	8
20	6706392	10/07/24	Camelview Greens	1985	1432	\$749,900	\$524	\$740,000	\$517	131
21	6744065	10/07/24	Winfield Place	1975	1002	\$355,000	\$354	\$345,000	\$344	33
22	6761115	10/07/24	74th Place	2004	4294	\$2,999,999	\$699	\$2,850,000	\$664	8
23	6743019	10/08/24	Plaza	1983	1863	\$899,990	\$483	\$899,990	\$483	13
24	6656022	10/08/24	Park Scottsdale 3	1962	2163	\$750,000	\$347	\$710,000	\$328	227
25	6741523	10/08/24	7600 Lincoln	1993	1886	\$1,100,000	\$583	\$1,050,000	\$557	56
26	6690458	10/09/24	Sands Scottsdale 3	1977	2714	\$1,200,000	\$442	\$1,100,000	\$405	147
27	6753598	10/10/24	Colony at Scottsdale	1979	982	\$469,900	\$479	\$469,900	\$479	35
28	6754432	10/10/24	Park Scottsdale 4	1962	2163	\$750,000	\$347	\$742,000	\$343	15
29	6738477	10/11/24	Paradise Park Manor 2	1981	3160	\$1,400,000	\$443	\$1,325,000	\$419	15
30	6760094	10/11/24	Paradise Park Trails 2	1978	3080	\$1,695,000	\$550	\$1,762,762	\$572	0
31	6742126	10/11/24	Continental Villas	1970	1174	\$449,000	\$382	\$436,100	\$371	37
32	6752237	10/11/24	Belcara at McCormick Ranch	1979	1073	\$340,000	\$317	\$331,500	\$309	24
33	6755005	10/14/24	Veritas at McCormick Ranch	2009	2066	\$875,000	\$424	\$875,000	\$424	21
34	6769703	10/15/24	Park Scottsdale 1	1961	1444	\$650,000	\$450	\$640,000	\$443	0
35	6727193	10/15/24	Walden Place	1979	1806	\$875,000	\$484	\$850,000	\$471	103
36	6741564	10/15/24	Park Scottsdale 3	1962	2186	\$774,000	\$354	\$750,000	\$343	70
37	6753214	10/15/24	Paradise Park Trails	1979	2636	\$1,100,000	\$417	\$1,029,000	\$390	0
38	6744922	10/16/24	Casa Buena 2	1979	1806	\$950,000	\$526	\$925,000	\$512	42
39	6756338	10/17/24	Briarwood 5	1982	2751	\$1,125,000	\$409	\$1,025,000	\$373	35
40	6723785	10/17/24	Heritage Village 3	1983	1938	\$815,000	\$421	\$825,000	\$426	112
41	6766639	10/17/24	Park Scottsdale 4	1962	1463	\$499,900	\$342	\$490,000	\$335	2
42	6748957	10/18/24	Belcara at McCormick Ranch	1979	901	\$310,000	\$344	\$305,000	\$339	52

43	6760488	10/18/24	Sands Scottsdale	1979	1744	\$650,000	\$373	\$605,000	\$347	15
44	6748101	10/18/24	The Shores	1975	2351	\$697,000	\$296	\$690,000	\$293	23
45	6762566	10/21/24	Laguna San Juan	1973	2130	\$775,000	\$364	\$775,000	\$364	41
46	6730220	10/21/24	Winfield Place	1975	1002	\$319,000	\$318	\$319,000	\$318	103
47	6696036	10/22/24	Park Scottsdale 12	1970	2018	\$1,100,000	\$545	\$970,850	\$481	181
48	6760207	10/22/24	Hallcraft Villas Scottsdale	1980	1022	\$399,000	\$390	\$405,000	\$396	32
49	6689687	10/23/24	Villa Antano	1986	2483	\$965,000	\$389	\$960,000	\$387	202
50	6756710	10/24/24	Casitas Chaparral	1974	1229	\$325,000	\$264	\$320,000	\$260	35
51	6766462	10/24/24	Santa Fe	1978	1812	\$650,000	\$359	\$630,000	\$348	17
52	6776082	10/25/24	Paradise Park Manor	1981	4235	\$1,510,000	\$357	\$1,510,000	\$357	0
53	6765500	10/25/24	Casabella	1976	2893	\$810,000	\$280	\$800,000	\$277	457
54	6761247	10/25/24	Paradise Park Trails 2	1986	3116	\$1,650,000	\$530	\$1,700,000	\$546	2
55	6724126	10/25/24	Scottsdale Park Villas	1974	1346	\$660,000	\$490	\$650,000	\$483	96
56	6766385	10/28/24	Tierra De Los Reyes	1981	1985	\$865,000	\$436	\$857,500	\$432	17
57	6728001	10/28/24	Chateau De Vie 3	1969	1752	\$524,900	\$300	\$520,000	\$297	106
58	6738756	10/29/24	Park Scottsdale	1964	1408	\$429,000	\$305	\$425,000	\$302	88
59	6760242	10/29/24	Santa Fe	1979	1812	\$699,000	\$386	\$699,000	\$386	40
60	6747650	10/29/24	Villa Hermosa	1979	2486	\$1,580,000	\$636	\$1,535,000	\$617	21
61	6768545	10/29/24	Park Scottsdale 12	1970	2212	\$910,000	\$411	\$900,000	\$407	15
62	6751015	10/29/24	Paseo Village	1977	2082	\$1,225,000	\$588	\$1,205,000	\$579	25
63	6755641	10/30/24	Sun Canyon	1989	1564	\$605,000	\$387	\$585,000	\$374	42
64	6698854	10/30/24	Park Scottsdale 9	1967	2284	\$1,150,000	\$504	\$1,100,000	\$482	181
65	6709627	10/31/24	Camello Vista 1	1974	1364	\$490,000	\$359	\$470,000	\$345	157
66	6733758	10/31/24	Monterey at Mountain View	1993	2794	\$1,250,000	\$447	\$1,200,000	\$429	105
67	6722554	10/31/24	Briarwood	1973	2468	\$740,000	\$300	\$740,000	\$300	98
68	6750000	10/31/24	Casabella	1990	1076	\$419,900	\$390	\$415,000	\$386	19
69	6726568	10/31/24	Villa Antano	1984	1993	\$900,000	\$452	\$850,000	\$426	122

#### OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	October 2024 Sales
Homes Closed:	69
Average List Price (\$/SF):	\$422.11
Average Sale Price (\$/SF):	\$410.63
Average Days on Market:	65



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