



inVIVO realty Arizona Real Estate - (480) 788-6473

Info@Arizona.inVIVOrealty.com

McCormick Ranch Sold Homes - September 2022

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6429345	09/01/22	Park Scottsdale	1963	2227	\$799,000	\$359	\$719,000	\$323	38
2	6442999	09/01/22	Park Scottsdale	1962	1620	\$799,000	\$493	\$800,000	\$494	4
3	6431317	09/02/22	Paseo Verde	1993	2133	\$1,095,000	\$513	\$996,500	\$467	36
4	6386133	09/02/22	Palo Viento	1976	1769	\$995,000	\$562	\$979,000	\$553	0
5	6395539	09/06/22	Santa Fe	1979	1890	\$630,000	\$333	\$600,000	\$317	124
6	6393269	09/06/22	Park Scottsdale	1966	1988	\$949,000	\$477	\$925,000	\$465	102
7	6447270	09/07/22	Walden Place	1979	1780	\$675,000	\$379	\$660,000	\$371	27
8	6422757	09/07/22	Heritage Village	1983	2259	\$674,000	\$298	\$650,000	\$288	76
9	6437746	09/08/22	Park Scottsdale	1964	1584	\$489,995	\$309	\$478,000	\$302	50
10	6449530	09/08/22	Corrientes	2015	1364	\$579,000	\$424	\$570,000	\$418	16
11	6427820	09/08/22	Hallcraft Villas Scottsdale	1974	924	\$405,000	\$438	\$405,000	\$438	45
12	6403147	09/08/22	Villa Royale at McCormick Ranch	1996	1149	\$479,500	\$417	\$470,000	\$409	98
13	6438931	09/09/22	La Jolla Blanca	1984	1685	\$699,000	\$415	\$699,000	\$415	22
14	6454830	09/09/22	Paradise View Villas	2004	1093	\$430,000	\$393	\$420,000	\$384	3
15	6442364	09/09/22	Tierra Feliz	1979	2303	\$1,380,000	\$599	\$1,350,000	\$586	43
16	6433650	09/09/22	Walden Place	1984	1266	\$475,900	\$376	\$450,000	\$355	57
17	6413382	09/09/22	Palo Viento	1977	2707	\$1,775,000	\$656	\$1,610,000	\$595	69
18	6439350	09/09/22	Del Norte Gardens	1980	1987	\$800,000	\$403	\$752,500	\$379	33
19	6439096	09/09/22	Paradise View Villas	2004	1184	\$384,900	\$325	\$385,000	\$325	5
20	6441183	09/12/22	Scottsdale Monterey	1979	1841	\$647,500	\$352	\$645,000	\$350	45
21	6445267	09/12/22	McCormick Ranch	1979	2120	\$1,175,000	\$554	\$1,112,500	\$525	22
22	6406376	09/13/22	Park Scottsdale	1961	1372	\$665,000	\$485	\$665,000	\$485	84
23	6446078	09/15/22	Park Scottsdale	1966	2000	\$769,900	\$385	\$750,000	\$375	40
24	6418971	09/15/22	Park Scottsdale	1963	2149	\$999,999	\$465	\$980,000	\$456	90
25	6419402	09/15/22	Paradise Park Trails	1979	2944	\$1,825,000	\$620	\$1,800,000	\$611	60
26	6401785	09/15/22	Park Scottsdale	1962	1931	\$1,299,996	\$673	\$1,250,000	\$647	83
27	6430940	09/15/22	Casas Dia Festivo	1992	2470	\$1,097,500	\$444	\$925,000	\$374	60
28	6430388	09/15/22	Park Scottsdale	1964	1088	\$399,900	\$368	\$399,000	\$367	31
29	6446919	09/15/22	7600 Lincoln	1993	2698	\$1,299,000	\$481	\$1,300,000	\$482	12
30	6395958	09/16/22	Cuernavaca Segundo	1980	2280	\$1,775,000	\$779	\$1,715,000	\$752	135
31	6422971	09/16/22	Paradise Park Manor	1984	2851	\$1,700,000	\$596	\$1,575,000	\$552	85
32	6453351	09/16/22	Santo Tomas Scottsdale	1978	2080	\$743,500	\$357	\$743,500	\$357	8
33	6441308	09/19/22	La Casa Rica	1984	1843	\$750,000	\$407	\$740,000	\$402	35
34	6433827	09/19/22	Sands Scottsdale	1978	2381	\$995,000	\$418	\$850,000	\$357	68
35	6311984	09/20/22	Casa Del Mar	1980	2479	\$1,450,000	\$585	\$1,450,000	\$585	147
36	6425099	09/20/22	Monterra Scottsdale Residences	1980	680	\$259,500	\$382	\$250,000	\$368	48
37	6424137	09/20/22	Casita El Puente	1977	1172	\$399,900	\$341	\$389,000	\$332	26
38	6456019	09/21/22	Siennas	1994	1073	\$399,999	\$373	\$390,000	\$363	6
39	6381240	09/21/22	Vista De La Tierra	1978	3574	\$2,299,000	\$643	\$1,980,000	\$554	142
40	6451609	09/21/22	Park Scottsdale	1970	1868	\$749,000	\$401	\$761,000	\$407	3
41	6448236	09/22/22	Playa Del Sur	1980	3116	\$1,900,000	\$610	\$1,892,000	\$607	15
42	6455935	09/22/22	Villa Antares	1984	1400	\$615,000	\$440	\$625,000	\$446	7

43	6453147	09/23/22	Sunrise Villas	1974	1236	\$525,000	\$425	\$525,000	\$425	33
44	6397704	09/23/22	Belcara at McCormick Ranch	1979	658	\$270,000	\$410	\$260,000	\$395	107
45	6435551	09/23/22	Heritage Village	1979	2516	\$1,020,000	\$405	\$917,000	\$364	47
46	6450099	09/23/22	Casa Buena	1978	1616	\$795,000	\$492	\$775,000	\$480	9
47	6475638	09/23/22	Briarwood	1978	2630	\$1,149,900	\$437	\$1,100,000	\$418	28
48	6425009	09/26/22	Artesias	2009	3062	\$1,195,000	\$390	\$980,000	\$320	65
49	6436227	09/26/22	Cabrillo Square	1985	1325	\$475,000	\$358	\$460,000	\$347	11
50	6439950	09/26/22	Paseo Village	1974	2236	\$810,000	\$362	\$810,000	\$362	35
51	6438005	09/26/22	Hallcraft Villas Scottsdale	1974	792	\$350,000	\$442	\$337,000	\$426	41
52	6425743	09/26/22	Park Scottsdale	2016	2742	\$1,599,900	\$583	\$1,550,000	\$565	68
53	6427314	09/27/22	Siennas	1994	1230	\$475,000	\$386	\$475,000	\$386	60
54	6451342	09/28/22	Parkcrest	1968	1881	\$685,000	\$364	\$640,000	\$340	43
55	6457686	09/28/22	Paseo Village	1975	2152	\$975,000	\$453	\$985,000	\$458	22
56	6435908	09/28/22	Mountain View East	1979	2744	\$1,120,000	\$408	\$1,120,000	\$408	73
57	6455186	09/29/22	La Cuesta	1979	2110	\$1,375,000	\$652	\$1,350,000	\$640	20
58	6455615	09/29/22	Casabellas	1990	1055	\$480,000	\$455	\$475,000	\$450	35
59	6439503	09/29/22	Siennas	1994	731	\$314,950	\$431	\$320,000	\$438	95
60	6444400	09/29/22	Siennas	1994	1073	\$415,000	\$387	\$395,000	\$368	58
61	6413572	09/30/22	Mountain View East	1983	2781	\$1,375,000	\$494	\$1,325,000	\$476	79
62	6422642	09/30/22	Briarwood	1978	2475	\$699,000	\$282	\$660,000	\$267	100
63	6434790	09/30/22	McCormick Place South	1975	1044	\$320,000	\$307	\$309,000	\$296	50
64	6463571	09/30/22	Paradise Park Trails	1978	3252	\$2,195,000	\$675	\$2,145,000	\$660	30
65	6435126	09/30/22	Casa Buena	1981	2566	\$1,574,900	\$614	\$1,574,900	\$614	30

OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	September 2022 Sales
Homes Closed:	65
Average List Price (\$/SF):	\$454.12
Average Sale Price (\$/SF):	\$438.73
Average Days on Market:	50



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