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Email Us at: [Info@Arizona.inVIVOrealty.com](mailto:Info@Arizona.inVIVOrealty.com)

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### McCormick Ranch Sold Homes - September 2023

#	MLS#	COE Date	Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	6584716	09/01/23	Paseo Vista	1977	1918	\$950,000	\$495	\$950,000	\$495	9
2	6570571	09/01/23	Park Scottsdale	1964	1584	\$534,999	\$338	\$530,000	\$335	62
3	6576091	09/01/23	Heritage Terrace	1984	2843	\$1,395,000	\$491	\$1,395,000	\$491	6
4	6584211	09/05/23	Estados De La Mancha	1979	2661	\$2,000,000	\$752	\$2,000,000	\$752	8
5	6556632	09/05/23	Paradise Park Manor	1986	3645	\$1,749,000	\$480	\$1,675,000	\$460	78
6	6559726	09/05/23	Corriente at McCormick Ranch	2008	1625	\$635,000	\$391	\$610,000	\$375	41
7	6570886	09/05/23	Park Scottsdale	1970	2320	\$1,179,000	\$508	\$1,125,000	\$485	44
8	6584876	09/05/23	Corriente at McCormick Ranch	2015	1093	\$439,900	\$402	\$434,900	\$398	12
9	6585613	09/05/23	Las Colinaas at McCormick Ranch	1981	919	\$350,000	\$381	\$350,000	\$381	42
10	6589414	09/06/23	Briarwood 3	1978	2604	\$975,000	\$374	\$975,000	\$374	15
11	6589947	09/06/23	Chateau De Vie 1	1969	1704	\$545,000	\$320	\$545,000	\$320	29
12	6586445	09/07/23	Hallcraft Villas	1974	1053	\$399,000	\$379	\$413,500	\$393	24
13	6582741	09/07/23	Meridian on McCormick Ranch	1988	2171	\$835,000	\$385	\$825,000	\$380	26
14	6572360	09/07/23	Casabella at McCormick Ranch	1979	2110	\$1,150,000	\$545	\$1,017,500	\$482	61
15	6591844	09/08/23	Sienna at McCormick Ranch	1994	1075	\$380,000	\$353	\$340,000	\$316	0
16	6589255	09/08/23	Pleasant Run	1975	1462	\$525,000	\$359	\$520,000	\$356	4
17	6584372	09/12/23	El Paseo	1980	1997	\$869,900	\$436	\$869,900	\$436	46
18	6568553	09/12/23	Casa Buena	1978	1997	\$925,000	\$463	\$910,000	\$456	61
19	6578425	09/12/23	Chateau De Vie 5	1972	1248	\$400,000	\$321	\$350,000	\$280	44
20	6591589	09/12/23	Casabella at McCormick Ranch	1979	2679	\$999,500	\$373	\$965,000	\$360	9
21	6593414	09/13/23	Villa Monterey	1968	1470	\$459,000	\$312	\$440,025	\$299	21
22	6591395	09/13/23	Paseo Village	1975	2112	\$850,000	\$402	\$830,000	\$393	33
23	6596223	09/13/23	Briarwood 2	1976	2307	\$849,900	\$368	\$849,900	\$368	12
24	6542007	09/13/23	Park Scottsdale 8	1966	2900	\$1,000,000	\$345	\$920,000	\$317	133
25	6587945	09/13/23	Monterey at Mountain	1991	2794	\$1,435,000	\$514	\$1,420,000	\$508	24
26	6597028	09/14/23	Santa Fe at McCormick Ranch	1978	1924	\$650,000	\$338	\$645,000	\$335	0
27	6579468	09/14/23	Paseo Village	1975	1804	\$849,900	\$471	\$790,000	\$438	65
28	6589818	09/14/23	Hayden Estates	1983	1682	\$825,000	\$490	\$820,000	\$488	39
29	6588552	09/14/23	Los Tesoros	1979	1926	\$825,000	\$428	\$852,000	\$442	1
30	6593658	09/14/23	Villa Monterey at McCormick Ranch	1968	1578	\$620,000	\$393	\$620,000	\$393	19
31	6591120	09/15/23	Continental Villas	1970	1352	\$455,000	\$337	\$460,000	\$340	28
32	6575185	09/15/23	Los Tesoros at McCormick Ranch	1983	1940	\$1,395,000	\$719	\$1,395,000	\$719	51
33	6588023	09/15/23	Continental Villas	1970	1584	\$475,000	\$300	\$500,000	\$316	3
34	6580827	09/15/23	Las Colinas at McCormick Ranch	1981	919	\$334,999	\$365	\$330,000	\$359	39
35	6576746	09/15/23	Paradise Park Trails	1979	2432	\$1,100,000	\$452	\$950,000	\$391	43
36	6587745	09/15/23	Belcara at McCormick Ranch	1979	1073	\$370,000	\$345	\$370,000	\$345	37
37	6597486	09/15/23	Suggs Rancho McCormick Ranch	1979	2310	\$995,000	\$431	\$975,000	\$422	24
38	6587566	09/15/23	Paseo Village	1976	2186	\$999,999	\$457	\$970,000	\$444	21
39	6592291	09/18/23	Las Villas at McCormick Ranch	1980	1998	\$869,000	\$435	\$833,000	\$417	65
40	6576956	09/19/23	Park Scottsdale 8	2018	2340	\$1,250,000	\$534	\$1,200,000	\$513	400
41	6586357	09/19/23	Paradise Park Trails	1980	3104	\$2,595,000	\$836	\$2,350,000	\$757	47
42	6581745	09/19/23	Chateau De Vie 7	1973	1440	\$480,000	\$333	\$460,000	\$319	55

43	6581052	09/19/23	Arroyo Verde at McCormick Ranch	1979	1256	\$575,000	\$458	\$560,000	\$446	33
44	6585005	09/20/23	Park Scottsdale 2	1962	1737	\$875,000	\$504	\$880,000	\$507	2
45	6599398	09/20/23	Palm Cove at McCormick Ranch	1994	1426	\$817,000	\$573	\$817,000	\$573	5
46	6547303	09/21/23	Casa Buena at McCormick Ranch	1978	1997	\$899,888	\$451	\$859,085	\$430	146
47	6581897	09/21/23	Park Scottsdale 12	1970	2050	\$1,125,000	\$549	\$1,125,000	\$549	63
48	6582817	09/21/23	Tierra Nueva at McCormick Ranch	1980	2556	\$1,395,000	\$546	\$1,360,000	\$532	69
49	6588817	09/22/23	Park Scottsdale	1964	1408	\$435,000	\$309	\$425,000	\$302	50
50	6603147	09/22/23	Paseo Village	1974	1404	\$675,000	\$481	\$675,000	\$481	1
51	6591859	09/22/23	Sands Scottsdale 2	1974	2353	\$735,000	\$312	\$785,000	\$334	1
52	6587394	09/23/23	Parkcrest	1967	1759	\$685,000	\$389	\$685,000	\$389	52
53	6591792	09/26/23	Chateau De Vie 2	1969	1352	\$474,900	\$351	\$460,000	\$340	29
54	6593870	09/26/23	Hallcraft Villas	1974	924	\$347,500	\$376	\$349,000	\$378	23
55	6590233	09/26/23	Park Scottsdale 7	2023	3462	\$2,200,000	\$635	\$2,250,000	\$650	5
56	6556689	09/27/23	Corriente at McCormick Ranch	2008	1093	\$449,000	\$411	\$436,000	\$399	119
57	6572012	09/27/23	Santa Fe at McCormick Ranch	1979	2046	\$865,000	\$423	\$840,000	\$411	98
58	6589710	09/27/23	Park Scottsdale	1967	1678	\$869,500	\$518	\$842,000	\$502	42
59	6606565	09/27/23	Chateau De Vie 2	1969	1352	\$379,000	\$280	\$385,000	\$285	10
60	6596547	09/28/23	Casabella at McCormick Ranch	1990	1055	\$389,900	\$370	\$355,000	\$336	7
61	6595983	09/28/23	Briarwood 2	1976	2447	\$750,000	\$306	\$740,000	\$302	38
62	6595021	09/28/23	Jason Manor	1984	2549	\$1,397,000	\$548	\$1,392,000	\$546	20
63	6591461	09/28/23	Paseo Village	1975	1941	\$725,000	\$374	\$725,000	\$374	7
64	6592846	09/28/23	Villa La Playa	1978	2331	\$739,000	\$317	\$782,000	\$335	13
65	6544390	09/29/23	Winfield Place	1975	1002	\$326,500	\$326	\$310,000	\$309	114
66	6583087	09/29/23	Mccormick Place	1975	520	\$245,000	\$471	\$245,000	\$471	11
67	6582357	09/29/23	Santa Maria Villa	1979	1431	\$549,900	\$384	\$540,000	\$377	73
68	6557546	09/29/23	Tierra Feliz at McCormick Ranch	1979	2903	\$1,395,000	\$481	\$1,357,000	\$467	79

#### OVERVIEW

Community/Area/City	McCormick Ranch / Scottsdale
Sales Month / Year	September 2023 Sales
Homes Closed:	68
Average List Price (\$/SF):	\$430.79
Average Sale Price (\$/SF):	\$421.66
Average Days on Market:	43



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