

Maurice Samra

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McCormick Ranch Sold Homes - October 2014

#	MLS#	COE Date	McCormick Ranch Subdivision	Built	SqFt	List Price	LP\$/SF	Sale Price	SP\$/SF	DOM
1	5052790	10/1/2014	Paradise Park Trails	1978	2537	\$499,900	\$197	\$490,000	\$193	192
2	5110371	10/1/2014	Veritas at McCormick Ranch	2009	1944	\$509,900	\$262	\$509,900	\$262	103
3	5131906	10/1/2014	Pleasant Run	1977	3313	\$449,000	\$136	\$425,000	\$128	335
4	5160494	10/1/2014	McCormick Ranch	2005	3852	\$999,999	\$260	\$1,100,000	\$286	43
5	5133803	10/2/2014	Villa Hermosa McCormick Ranch	1979	2076	\$549,750	\$265	\$525,000	\$253	51
6	5155339	10/2/2014	Santa Fe	1978	1890	\$389,900	\$206	\$375,000	\$198	56
7	5123110	10/3/2014	Los Tesoros	1982	1953	\$414,000	\$212	\$399,500	\$205	91
8	5120129	10/3/2014	Paradise Park Trails	1983	3196	\$749,900	\$235	\$745,000	\$233	138
9	5132940	10/3/2014	Santa Fe	1979	1812	\$340,000	\$188	\$329,000	\$182	99
10	5137936	10/3/2014	Hallcraft Villas Scottsdale	1974	924	\$143,000	\$155	\$140,500	\$152	97
11	5101488	10/6/2014	Corriente Condominiums	2013	1048	\$248,500	\$237	\$248,500	\$237	40
12	5104590	10/6/2014	Cuernavaca Segundo	1980	2280	\$784,000	\$344	\$747,000	\$328	154
13	5116243	10/6/2014	Corriente Condominiums	2013	1048	\$251,000	\$240	\$256,450	\$245	11
14	5157330	10/6/2014	Casas Dia Festivo	1990	1912	\$400,000	\$209	\$390,000	\$204	39
15	5181651	10/6/2014	Corriente Condominiums	2014	1364	\$345,500	\$253	\$348,822	\$256	3
16	5181659	10/6/2014	Corriente Condominiums	2014	1364	\$345,500	\$253	\$349,494	\$256	3
17	5139968	10/8/2014	Monaco Condominiums	1975	520	\$116,500	\$224	\$114,500	\$220	68
18	5146201	10/9/2014	Traviata Condominimus	2004	1233	\$299,900	\$243	\$290,000	\$235	73
19	5037868	10/10/2014	The Island at McCormick Ranch	1983	3670	\$910,000	\$248	\$900,000	\$245	287
20	5099943	10/10/2014	McCormick Ranch	1985	2919	\$589,000	\$202	\$605,000	\$207	182
21	5136437	10/10/2014	Casabella	1990	1076	\$189,900	\$176	\$187,500	\$174	63
22	5166169	10/10/2014	McCormick Ranch	1974	2172	\$489,000	\$225	\$470,000	\$216	142
23	5081322	10/14/2014	Paradise Park Trails	1979	2432	\$475,000	\$195	\$470,000	\$193	220
24	5167537	10/14/2014	Sienna Condominiums	1994	1075	\$199,000	\$185	\$195,000	\$181	10
25	5078634	10/15/2014	Sandpiper	1973	2856	\$425,000	\$149	\$392,500	\$137	205
26	5108709	10/15/2014	McCormick Ranch	1982	2968	\$450,000	\$152	\$450,000	\$152	166
27	5179020	10/15/2014	Corriente Condominiums	2008	1093	\$234,900	\$215	\$225,000	\$206	12
28	5113195	10/16/2014	Sienna Condominiums	1994	731	\$124,900	\$171	\$120,000	\$164	164
29	5116204	10/16/2014	Corriente Condominiums	2013	1048	\$251,000	\$240	\$255,850	\$244	11
30	5116262	10/17/2014	Corriente Condominiums	2013	1343	\$354,500	\$264	\$361,394	\$269	12
31	5117040	10/17/2014	Corriente Condominiums	2013	1048	\$248,500	\$237	\$262,278	\$250	40
32	5121416	10/17/2014	Corriente Condominiums	2014	1547	\$452,500	\$293	\$475,530	\$307	4
33	5162113	10/17/2014	Heritage Village	1978	2013	\$429,500	\$213	\$415,000	\$206	40
34	5158901	10/17/2014	McCormick Ranch -VILLA HERMOSA	1979	1703	\$349,000	\$205	\$340,000	\$200	31
35	5168078	10/17/2014	McCormick Ranch Paseo Village	1976	2119	\$399,000	\$188	\$386,000	\$182	4
36	5175660	10/17/2014	Sands North	1972	2137	\$300,000	\$140	\$307,500	\$144	23

37	5142473	10/20/2014	Villa Hermosa in McCormick Ranch	1979	2081	\$437,000	\$210	\$430,000	\$207	76
38	5170904	10/20/2014	Paseo Village AMD	1975	2175	\$484,500	\$223	\$484,500	\$223	5
39	5119106	10/21/2014	Corriente Condominiums	2014	1547	\$457,000	\$295	\$472,217	\$305	6
40	5121422	10/21/2014	Corriente Condominiums	2014	1547	\$452,500	\$293	\$471,413	\$305	4
41	5094879	10/22/2014	Corriente Condominiums	2014	1441	\$432,500	\$300	\$432,500	\$300	53
42	5161893	10/22/2014	PLEASANT RUN	1980	1590	\$269,000	\$169	\$269,500	\$169	21
43	5117686	10/23/2014	Arabian Gardens	1982	1764	\$427,900	\$243	\$427,900	\$243	135
44	5161489	10/23/2014	Santa Fe Subdivision unit two Lot 1-	1979	1812	\$337,000	\$186	\$335,000	\$185	47
45	5121419	10/24/2014	Corriente Condominiums	2013	1048	\$260,000	\$248	\$267,091	\$255	13
46	5171471	10/24/2014	SANTA FE II	1979	2295	\$525,000	\$229	\$518,000	\$226	37
47	5176541	10/24/2014	Camelview Greens	1986	1157	\$274,900	\$238	\$268,000	\$232	4
48	5153571	10/27/2014	SANDS NORTH	1972	2248	\$423,000	\$188	\$375,000	\$167	55
49	5170761	10/27/2014	Artesia	2009	1012	\$289,900	\$286	\$284,500	\$281	39
50	5165275	10/28/2014	Santa Fe	1979	2295	\$675,000	\$294	\$650,000	\$283	11
51	5129353	10/29/2014	Paradise Park Trails	1978	2611	\$610,000	\$234	\$600,000	\$230	154
52	5164526	10/29/2014	Santa Fe	1978	1883	\$349,900	\$186	\$330,000	\$175	24
53	5171504	10/29/2014	Sandpiper	1974	2382	\$430,000	\$181	\$430,000	\$181	157
54	5110710	10/30/2014	Sienna Condominiums	1994	1073	\$175,000	\$163	\$157,500	\$147	173
55	5155861	10/30/2014	Casabella	1979	2570	\$575,000	\$224	\$500,000	\$195	61
56	5166031	10/30/2014	Sands McCormick Townhomes	1985	1906	\$349,500	\$183	\$336,000	\$176	57
57	5168797	10/30/2014	Lincoln Place	1997	3553	\$1,499,000	\$422	\$1,450,000	\$408	30
58	5094884	10/31/2014	Corriente Condominiums	2014	1441	\$432,500	\$300	\$435,081	\$302	133
59	5146104	10/31/2014	Paradise Park Trails	1979	2585	\$638,000	\$247	\$610,000	\$236	89
60	5166713	10/31/2014	Rancho Antigua Condominiums	1985	1005	\$153,900	\$153	\$153,900	\$153	37
61	5168212	10/31/2014	Meridian on McCormick Ranch	1989	1813	\$559,000	\$308	\$540,000	\$298	31
62	5173742	10/31/2014	Colony at Scottsdale	1979	1070	\$215,000	\$201	\$208,000	\$194	14
63	5182820	10/31/2014	Paseo Village	1976	1969	\$367,500	\$187	\$381,000	\$193	23

OVERVIEW

Sales Month / Year	October 2014
Homes Closed:	63
Average List Price (\$/SF):	\$225.49
Average Sale Price (\$/SF):	\$222.54
Average Days on Market:	75

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