



JULY 2021

MARKET SUMMARY
ARCADIA | ARCADIA LITE | BILTMORE

THE BROKERY

WWW.THEBROKERY.COM | 602.888.6375



JULY 5, 2021

Dear Neighbors...

We hope your summer has been off to a fantastic start and you had a safe and happy Fourth of July. It was refreshing to once again be able to get out and enjoy in-person fireworks, relax by the pool, and barbecue with friends and family!

We are beginning to sound like a broken record with each market report, but the Phoenix market continues to pave the way in home sales. In the latest S&P / Case-Shiller® Home Price Index®, Phoenix displayed a whopping 22.3% year-over-year increase in home appreciation values, with no signs of slowing down. It should be noted that these numbers don't even include the rapid appreciation we saw in Q2 of 2021.

While buyers may be beginning to receive a slight reprieve due to a steadier rate of incoming homes for sale, the amount of people moving to Phoenix make that trend nearly unnoticeable, especially here in our local communities. At the time of publication, we have just 8 active homes available for sale in Arcadia Lite, with another 13 pending or under contract. The average sold price was nearly \$10,000 over the average list price for the month of June! In Arcadia Proper, there are just 6 active listings with another 26 pending or under contract. While the numbers may suggest inventory is growing, it appears that there are still plenty of motivated buyers just sitting and waiting for them.

If you have any questions on the market, please feel free to call anytime.
It's never too early to start planning your next move!

From your friends at The Brokery,



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ASSOCIATE BROKER
& CO-FOUNDER
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MANAGING BROKER
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JUNE 2021 CLOSED SALES

ARCADIA PROPER

44TH ST. TO 68TH ST. | CAMELBACK TO THE CANAL

NUMBER OF SALES

8

AVERAGE SALES PRICE

\$2,371,875

AVERAGE DAYS ON MARKET

51

JUNE CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

6045 E Calle Del Paisano.....	\$3,005,000	(100.2%)
5034 E Lafayette Blvd.....	\$3,000,000	(100%)
4013 N 54th Ct.....	\$2,995,000	(98.2%)
4635 E Exeter Blvd.....	\$2,995,000	(98.2%)
5321 E Calle Del Medio.....	\$2,125,000	(106.25%)
4955 E Calle Ventura.....	\$2,100,000	(97.6%)
6035 E Calle Rosa Dr.....	\$2,025,000	(96.4%)
4133 N 62nd St.....	\$1,375,000	(101.9%)

All numbers are deemed reliable, but not guaranteed.

ARCADIA LITE

32ND ST. TO 44TH ST. | CAMELBACK TO INDIAN SCHOOL

NUMBER OF SALES

19

AVERAGE SALES PRICE

\$1,149,824

AVERAGE DAYS ON MARKET

30

JUNE CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

3739 E Hazelwood St.....\$2,570,000 (100.2%)	4145 N 42nd St.....\$829,400 (97.5%)
3818 E Montecito Ave.....\$2,500,000 (100.2%)	3302 E Roma Ave.....\$800,000 (94.2%)
4431 N 36th Pl.....\$1,000,000 (100.2%)	4802 N 36th St.....\$755,000 (100.8%)
4137 N 42nd St.....\$1,800,000 (100.0%)	3427 E Minnezona Ave.....\$700,000 (100%)
3412 E Campbell Ave.....\$1,387,500 (107.1%)	4147 N 43rd St.....\$680,000 (104.7%)
4232 N 35th St.....\$1,260,000 (105.4%)	3418 E Turney Ave.....\$675,000 (103.8%)
3227 E Hazelwood St.....\$1,216,750 (95.4%)	3524 E Glenrosa Ave.....\$635,000 (97.8%)
4002 E Elm St.....\$1,150,000 (100%)	4336 E Glenrosa Ave.....\$575,000 (95.8%)
3226 E Sells Dr.....\$1,050,000 (100%)	3411 E Monterosa St.....\$523,000 (94.2%)
3220 E Hazelwood St.....\$840,000 (112%)	

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BILTMORE

24TH ST. TO 32ND ST. | CAMELBACK TO NORTH OF LINCOLN

NUMBER OF SALES

12

AVERAGE SALES PRICE

\$1,578,492

AVERAGE DAYS ON MARKET

64

JUNE CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

6539 N 31st Pl.....	\$4,025,000	(95.8%)
6609 N 31st Pl.....	\$2,450,000	(90.7%)
54 Biltmore Est Dr.....	\$2,100,000	(80.7%)
3058 E Claremont Ave.....	\$1,525,000	(96.8%)
6511 N 28th St.....	\$1,500,000	(90.9%)
3173 E Stella Ln.....	\$1,500,000	(100%)
3016 E Squaw Peak Cir.....	\$1,075,000	(97.7%)
3125 E San Juan Ave.....	\$1,025,000	(93.1%)
2544 E Vermont Ave.....	\$1,025,000	(102.6%)
3183 E Rose Ln.....	\$1,000,000	(95.2%)
6173 N 28th Pl.....	\$916,900	(99.1%)
5311 N 25th St.....	\$800,000	(106.6%)

All numbers are deemed reliable, but not guaranteed.

The Biltmore Collection

COMING SOON



28 Biltmore Est, Phoenix, AZ 85016
8,956 Sq Ft on +/- 1 Acre | Incredible Golf/Mountain Views



42 Biltmore Est, Phoenix, AZ 85016
6 Bed | 7 Bath | 11,697 Sq Ft | Biltmore Circle

JUST LISTED



2434 E Palo Verde Dr, Phoenix, AZ 85016
2 Bed | 2 Bath | 2,000 Sq Ft

JUST LISTED



8 Biltmore Est 226, Phoenix, AZ 85016
2 Bed | 2.5 Bath | 2,376 Sq Ft

JUST SOLD



2 Biltmore Est 101, Phoenix, AZ 85016
4 Bed | 4.5 Bath | Two Biltmore Estates

JUST LISTED



6265 N 31st Pl, Phoenix, AZ 85016
3 Bed | 3.5 Bath | 2,745 Sq Ft



2802 E Camino Acequia Dr 51, Phoenix, AZ 85016
2 Bed | 2 Bath | 1,415 Sq Ft | Hotel Villas

JUST SOLD



3058 E Claremont Ave, Phoenix, AZ 85016
3 Bed | 3.5 Bath | 4,478 Sq Ft | Colony Biltmore

The Arcadia Collection

JUST LISTED | UNDER CONTRACT



4091 E Campbell Ave, Phoenix, AZ 85018
3 Bed | 1.75 Bath | 1,586 Sq Ft

JUST LISTED | UNDER CONTRACT



4321 E Vermont Ave, Phoenix, AZ 85018
4 Bed | 2 Bath | 2,224 Sq Ft

JUST SOLD



4802 N 36th St, Phoenix, AZ 85018
4 Bed | 2.5 Bath | 1,996 Sq Ft

JUST LISTED | UNDER CONTRACT



4531 N 29th Way, Phoenix, AZ 85016
5 Bed | 5.5 Bath | 4,667 Sq Ft

JUST SOLD



4057 E Campbell Ave, Phoenix, AZ 85018
3 Bed | 1.5 Bath | 1,386 Sq Ft



4654 N 29th Pl, Phoenix, AZ 85016
4 Bed | 3.5 Bath | 3,121 Sq Ft

UNDER CONTRACT



2801 E Campbell Ave, Phoenix, AZ 85016
4 Bed | 3 Bath | 2,733 Sq Ft

JUST LISTED | UNDER CONTRACT



4125 E Glenrosa Ave, Phoenix, AZ 85018
4 Bed | 4 Bath | 2,523 Sq Ft



The Brokery + Boyer Vertical Present...

KARMA

A Collection of 11 Smart Modern Homes Coming to North Central Phoenix.

Call For More Information.

602.888.6375

Arcadia: 4546 N. 40th St. Phoenix, AZ 85018
North Central: 840 E. Bethany Home Rd. Phoenix, AZ 85014
Biltmore: 2400 E. Missouri Ave. Phoenix, AZ 85016



THE BROKERY

LOCAL REAL ESTATE BROKERS