

KARMA | A COLLECTION OF 11 SMART,
MODERN HOMES IN MADISON HEIGHTS
ONLY 1 HOME LEFT IN PHASE 1

NOVEMBER 2021

MARKET SUMMARY
ARCADIA | ARCADIA LITE | BILTMORE

THE BROKERY

WWW.THEBROKERY.COM | 602.888.6375



NOVEMBER 1, 2021

Dear Neighbors...

The Camelback Corridor turned in an impressive Q3. High demand, low mortgage rates, and changes in work commutes continue to push the average sales price higher and higher. Once again, this leaves supply as the largest issue we face.

The latest migration analysis, based on a sample of about 3.3 million Redfin.com users, placed Phoenix as the second most sought-after destination for U.S. homebuyers looking to move to a new city. Sellers are likely to be experiencing this phenomenon first hand. We are seeing all cash offers, no contingencies, no appraisals, waived inspections, and quick closings. Buyers continue to be eager to live in the best part of the Valley. Location, location, location!

Buying a home continues to be one of the best ways to increase net worth. In Phoenix, the average homeowner gained \$79,000 in equity over the past year. If you are looking to renovate, move, or purchase an investment property, this increased equity allows for endless opportunities.

If you are interested in learning how much equity you have in your home and what options are available to you, reach out anytime.

From your friends at The Brokery,



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OCTOBER 2021 CLOSED SALES

ARCADIA PROPER

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

NUMBER OF SALES

9

AVERAGE SALES PRICE

\$2,640,333

AVERAGE DAYS ON MARKET

26

OCTOBER CLOSED SALES

6426 E Exeter Blvd.....	\$5,750,000
4625 E Exeter Blvd.....	\$4,200,000
6109 E Exeter Blvd.....	\$2,910,000
4023 N 65th St.....	\$2,625,000
3812 N 60th Pl.....	\$2,575,000
4801 E Calle Redonda.....	\$1,775,000
4524 E Calle Del Norte.....	\$1,553,000
4862 E Calle Redonda.....	\$1,275,000
4541 E Camelback Rd.....	\$1,100,000

All numbers are deemed reliable, but not guaranteed.

OCTOBER 2021 CLOSED SALES

ARCADIA LITE

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

NUMBER OF SALES

7

AVERAGE SALES PRICE

\$1,053,857

AVERAGE DAYS ON MARKET

77

OCTOBER CLOSED SALES

4219 N 41st Pl.....	\$1,825,000
4620 N 39th Pl.....	\$1,450,000
3602 E Coolidge St.....	\$1,085,000
3216 E Meadowbrook Ave.....	\$852,000
4201 E Turney Ave.....	\$750,000
4331E Calle Redonda.....	\$735,000
3428 E Campbell Ave.....	\$680,000

All numbers are deemed reliable, but not guaranteed.

OCTOBER 2021 CLOSED SALES

BILTMORE

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

NUMBER OF SALES

13

AVERAGE SALES PRICE

\$1,267,904

AVERAGE DAYS ON MARKET

37

OCTOBER CLOSED SALES

6118 N 31st St.....	\$1,958,750	6416 N 31st Pl	\$1,099,000
2525 E San Miguel Ave.....	\$1,650,000	2453 E Oregon Ave.....	\$995,000
2502 E Montebello Ave.....	\$1,600,000	2626 E Arizona Biltmore Cir 44.....	\$990,000
3165 E Sierra Vista Dr.....	\$1,530,000	6101 N 31st Way.....	\$950,000
6235 N 31st Pl.....	\$1,500,000	3102 E Maryland Ave.....	\$950,000
6405 N 28th St.....	\$1,285,000	3026 E Marlette Ave.....	\$850,000
3038 E Sierra Vista Dr.....	\$1,125,000		

All numbers are deemed reliable, but not guaranteed.

New Listings + Recent Sales

JUST LISTED



4030 E Hazelwood St, Phoenix, AZ 85018
5 Bed | 4.5 Bath | 3,885 Sq Ft | New Build



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

JUST LISTED



2434 E Oregon Ave, Phoenix, AZ 85016
3 Bed | 2 Bath | 2,094 Sq Ft | Colony Biltmore

UNDER CONTRACT



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

JUST LISTED



4446 E Camelback Rd 112, Phoenix, AZ 85018
3 Bed | 2.5 Bath | 2,840 Sq Ft

UNDER CONTRACT



3143 E Marshall Ave, Phoenix, AZ 85016
3 Bed | 3.5 Bath | 2,683 Sq Ft | Biltmore Shores

JUST LISTED



2108 E Pasadena Ave, Phoenix, AZ 85016
3 Bed | 4 Bath | 3,757 Sq Ft



8 E Biltmore Est 114, Phoenix, AZ 85016
2 Bed | 2 Bath | 1,726 Sq Ft | Fairway Lodge

LUXURY HOMES COMING TO NORTH PHOENIX

Innovative luxury brand G3 by Camelot Homes launches in N. Phoenix

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Camelot Homes has launched a new introductory luxury brand: G3 by Camelot Homes. Led by 37-year-old third generation homebuilder Trent Hancock, the aptly named brand will focus on homes that offer a first step up to luxury. The first project to be built under the G3 name is Paradigm, a 12-lot gated community coming to North 18th Street and East Winchcomb Drive in North Phoenix in 2022.

Paradigm, a collaboration between G3 and Circle Road Companies, will feature one and two-story contemporary designs by the local award-winning architecture firm The Ranch Mine. Homes will range in size from 2,355 to 3,712 square feet, with 2-6

bedrooms, 2.5 – 5 bathrooms, and 2-3-car garages. Each 6,000 – 12,000 square foot homesite offers scenic views of the Lookout Mountain Preserve. Pricing starts in the high \$700,000s.

Hancock joined Camelot Homes in 2015 and began working on the G3 brand in 2020. “I had an unconventional career path,” says the third-generation homebuilder. “I found my way to homebuilding six years ago, after graduating with a degree in business and marketing, then following my passion as a singer/songwriter for a decade. I don’t think my family ever thought I’d come back! But I did, and it’s clear to me now that I’ve found my niche.”

The Paradigm community is a collaboration between Hancock and Joseph Bruner of Circle Road Companies, who found the land for the project with his father, Circle Road CEO, David Bruner. “When we found this parcel, we jumped on the opportunity to build something really special in this beautiful location,” says Joseph. “My family has been friends with the Hancocks for years, so we knew immediately that Camelot would be the ideal partner for this project.”

Paradigm will break ground on two spec homes in November, and the targeted delivery for the first homes is July 2022. Each of the two available floorplans are artfully crafted to capture the spectacular desert surroundings and provide a seamless connection to the striking outdoor living, including easy access to hiking trails in the surrounding nature preserve.

“It’s exciting to be a part of this new brand, and this new project,” says Hancock. “We have a vision for what is lacking in the market and we’re looking forward to building energy-efficient introductory luxury homes, embracing new styles of architecture, and ultimately, testing new ideas... exploring the boundaries of what can be done.”

**If you are interested in learning more about Paradigm,
scan the QR code to receive more information!**





GRAT·I·TUDE

*(n) the quality of being thankful;
readiness to show appreciation for and to return kindness.*

As the holiday season swiftly approaches, we are reflecting upon the immense amount of gratitude we have for our clients who have placed their trust in us. Wishing you all a happy and safe holiday season!

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