

# *SEPTEMBER 2021*

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MARKET SUMMARY  
ARCADIA | ARCADIA LITE | BILTMORE



PICTURED: 3901 E SAN MIGUEL AVE, PARADISE VALLEY, AZ

## THE BROKERY

[WWW.THEBROKERY.COM](http://WWW.THEBROKERY.COM) | 602.888.6375



SEPTEMBER 5, 2021

## *Dear Neighbors...*

It's hard to believe that the Fall season is already ushering in. We hope you had a fantastic Summer and are getting back into the swing of things with the kids back in school.

The real estate market has remained full steam ahead. Phoenix has now been at the top of the S&P / Case-Shiller® Home Price Index® for 25 consecutive months - setting a new record. Year-over-year home price appreciation has now increased by 29.3% on average here in the valley, well above the national average of 18.6%.

The largest issue we face here in Phoenix is SUPPLY. Simply put, there is not enough of it. This can especially be seen in the Arcadia Lite area, where we finally witnessed sales take a decrease compared to June's numbers. At the time of publication, Arcadia Lite has just eight active listings in the MLS (priced from \$629,999 to \$2,000,000) with seven listings either under contract or pending (\$625,000 - \$1,653,050). Compare that to June, where we saw 19 closings.

If you have any questions on the market, please feel free to call anytime.

*From your friends at The Brokery,*



**OLEG BORTMAN**  
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& CO-FOUNDER  
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AUGUST 2021 CLOSED SALES

# ARCADIA PROPER

44<sup>TH</sup> ST. TO 68<sup>TH</sup> ST. | CAMELBACK TO THE CANAL

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NUMBER OF SALES

*12*

AVERAGE SALES PRICE

*\$3,012,096*

AVERAGE DAYS ON MARKET

*61*

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AUGUST CLOSED SALES

4603 N Borgatello Ln.....\$5,500,000	4557 E Calle Tuberia.....\$2,450,146
5442 E Calle Del Medio.....\$4,500,000	4136 N 52nd Pl.....\$2,410,000
6143 E Exeter Blvd.....\$4,400,000	4726 E Mariposa St.....\$2,000,000
6455 E Calle Del Media.....\$3,500,000	6502 E Calle Redondo.....\$1,700,000
4626 N Borgatello Ln.....\$3,200,000	6340 E Calle Del Norte.....\$1,675,000
5615 E Lafayette Blvd.....\$3,200,000	4633 N 49th Pl.....\$1,610,000

All numbers are deemed reliable, but not guaranteed.

AUGUST 2021 CLOSED SALES

# ARCADIA LITE

32<sup>ND</sup> ST. TO 44<sup>TH</sup> ST. | CAMELBACK TO INDIAN SCHOOL

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NUMBER OF SALES

8

AVERAGE SALES PRICE

*\$1,086,938*

AVERAGE DAYS ON MARKET

36

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AUGUST CLOSED SALES

4211 E Campbell Ave.....	\$1,560,000
4511 N 39th St.....	\$1,430,000
3923 E Monterosa St.....	\$1,425,000
4120 E Glenrosa Ave.....	\$1,190,000
4326 E Calle Feliz St.....	\$895,500
4235 N 35th Way.....	\$890,000
4308 E Turney Ave.....	\$680,000
3446 E Turney Ave.....	\$625,000

All numbers are deemed reliable, but not guaranteed.

AUGUST 2021 CLOSED SALES

# *BILTMORE*

24<sup>TH</sup> ST. TO 32<sup>ND</sup> ST. | CAMELBACK TO NORTH OF LINCOLN

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NUMBER OF SALES

*4*

AVERAGE SALES PRICE

*\$1,118,375*

AVERAGE DAYS ON MARKET

*64*

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AUGUST CLOSED SALES

6527 N 31st Way.....	\$1,412,500
2412 E Montebello Ave.....	\$1,310,000
6413 N 31st St.....	\$1,040,000
3060 E Stella Ln.....	\$775,000

All numbers are deemed reliable, but not guaranteed.



# The Biltmore Collection

**COMING SOON**



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



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

**JUST SOLD**



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



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

**JUST LISTED**



3102 E Maryland Ave, Phoenix, AZ 85016  
3 Bed | 3.5 Bath | 2,527 Sq Ft | Biltmore Greens

**UNDER CONTRACT**



3024 E Claremont Ave, Phoenix, AZ 85016  
3 Bed | 2 Bath | 1,809 Sq Ft | Colony Biltmore

**JUST SOLD**



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

**UNDER CONTRACT**



2402 E Montebello Ave, Phoenix, AZ 85016  
4 Bed | 3.5 Bath | 3,456 Sq Ft | Taliverde



# The Arcadia Collection

**JUST SOLD**



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

**JUST SOLD**



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

**UNDER CONTRACT**



4901 E Indianola Ave, Phoenix, AZ 85018  
4 Bed | 2.5 Bath | 3,092 Sq Ft

**JUST SOLD**



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

**UNDER CONTRACT**



2915 E Madison Vistas Dr, Phoenix, AZ 85016  
5 Bed | 5.5 Bath | 4,516 Sq Ft

**UNDER CONTRACT**



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

**JUST SOLD**



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

**JUST SOLD**



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