

# THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE  
JANUARY 2023

20

Closed Sales

\$1,528,532

Average Sales Price

\$31,370,890

Sold Volume

65

Average DOM

Sales Statistics for Arcadia Proper, Arcadia Lite, and Biltmore for December 2022.

# *Dear Neighbors...*

As a local business, we could not be more appreciative of the neighborhood support that we continue to receive year after year. We opened The Brokery's Arcadia branch office in 2017 with 7 real estate advisors. Today, we are home to over 50 advisors and currently transact more than \$340,000,000 in real estate annually. Our growth has been fueled by neighbors like yourself who have referred and championed our business from day one. We are truly humbled by the support and we will continue to keep our promise of being "Relentlessly Local."

In 2023, we expect to see a robust 1st quarter that will be punctuated by the Phoenix Open and Super Bowl which takes place on February 12th. Further into the year, we believe that the market will continue its normalization especially into the summer months where we will experience more seasonality than we have experienced recently.

As this "new normal" evolves, the market will prove to be difficult for those that aren't armed with up to date trends, data, and sales tactics at a hyperlocal level. At The Brokery, we have all of the marketing firepower and local knowledge to help you beat the market. We are as local as it gets. If you have any questions going in to 2023, we are always around and ready to assist.

Thank you again for a phenomenal year and we look forward to seeing you around the neighborhood in 2023. If you ever have any questions on the current market or how to position your home for sale, please do not hesitate to call us.



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# ARCADIA PROPER

## SINGLE FAMILY HOMES | DECEMBER STATISTICS

<b>CLOSED SALES</b> 4	<b>AVG SALE PRICE</b> \$3,962,500
<b>AVG DAYS ON MARKET</b> 61	<b>AVG LIST PRICE</b> \$3,960,000
<b>CURRENT ACTIVE LISTINGS</b> 16   \$1,395,000 - 6,950,000	<b>CURRENT UNDER CONTRACT/PENDING</b> 8   \$1,500,000 - 3,800,000

## NOTABLE SALES

5715 E Monterosa St.....	\$7,550,000
4609 N Borgatello Ln.....	\$3,950,000
6235 E Lafayette Blvd.....	\$2,750,000
6242 E Lafayette Blvd.....	\$1,600,000



All numbers are deemed reliable, but not guaranteed.

# ARCADIA LITE

## SINGLE FAMILY HOMES | DECEMBER STATISTICS

<b>CLOSED SALES</b> 8	<b>AVG SALE PRICE</b> \$1,113,656
<b>AVG DAYS ON MARKET</b> 61	<b>AVG LIST PRICE</b> \$1,177,124
<b>CURRENT ACTIVE LISTINGS</b> 30   \$525,000 - 3,500,000	<b>CURRENT UNDER CONTRACT/PENDING</b> 9   \$875,000 - 1,995,000

### NOTABLE SALES

4524 N 38th Pl.....\$2,365,000	4718 N 35th Way.....\$750,000
4126 E Campbell Ave.....\$1,660,000	4121 N 42nd Pl N.....\$650,000
3807 E Monterosa St.....\$1,638,000	4207 E Campbell Ave.....\$615,000
4038 E Campbell Ave.....\$756,250	3948 E Monterosa St.....\$475,000



All numbers are deemed reliable, but not guaranteed.

# BILTMORE

## SINGLE FAMILY HOMES | DECEMBER STATISTICS

<b>CLOSED SALES</b> 1	<b>AVG SALE PRICE</b> \$1,400,000
<b>AVG DAYS ON MARKET</b> 0	<b>AVG LIST PRICE</b> \$1,450,000
<b>CURRENT ACTIVE LISTINGS</b> 13   \$860,000 - 8,900,000	<b>CURRENT UNDER CONTRACT/PENDING</b> 0

## NOTABLE SALES

2737 E Arizona Biltmore Cir 18.....\$1,400,000



All numbers are deemed reliable, but not guaranteed.

# New Listings + Recent Sales



2421 E Oregon Ave, Phoenix, AZ 85016  
3 Bed | 2 Bath | 1,975 Sq Ft



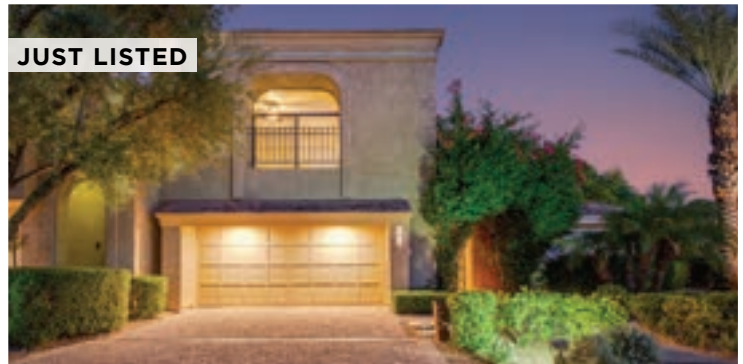
**COMING SOON**

2561 E Denton Ln, Phoenix, AZ 85016  
3 Bed | 2.5 Bath | 2,252 Sq Ft



**JUST LISTED**

4232 N 31st St, Phoenix, AZ 85016  
4 Bed | 3.5 Bath | 3,279 Sq Ft

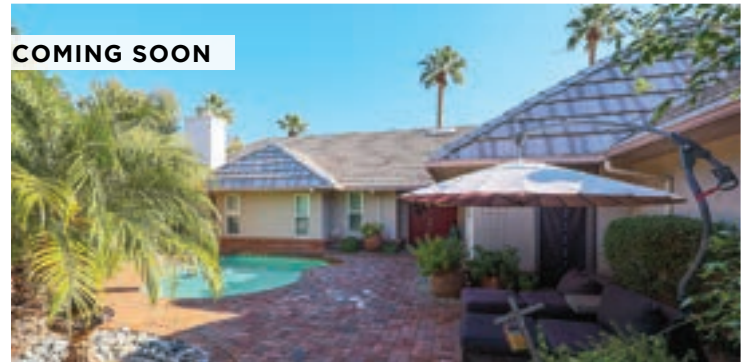


**JUST LISTED**

4735 N 65th St, Scottsdale, AZ 85251  
2 Bed | 3 Bath | 2,805 Sq Ft



3214 E Clarendon Ave, Phoenix, AZ 85018  
4 Bed | 3 Bath | 2,178 Sq Ft



**COMING SOON**

2146 E Pasadena Ave, Phoenix, AZ 85016  
3 Bed | 2 Bath | 2,696 Sq Ft



**JUST LISTED**

3627 E Orange Dr, Phoenix, AZ 85018  
4 Bed | 3 Bath | 4,544 Sq Ft



**JUST LISTED**

4816 N 35th St, Phoenix, AZ 85018  
5 Bed | 5.5 Bath | TO BE BUILT

# New Listings + Recent Sales

**JUST LISTED**



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

**JUST LISTED**



3822 N 32nd Pl, Phoenix, AZ 85018  
4 Bed | 2 Bath | 1,956 Sq Ft

**JUST SOLD**



4435 N 29th Pl, Phoenix, AZ 85016  
Represented the Seller



6600 N 39th Pl, Paradise Valley, AZ 85253  
Build-to-Suit Opportunity on 2.3 Acres

**UNDER CONTRACT**



4808 N 24th St #1524, Phoenix, AZ 85016  
2 Bed | 2 Bath | Optima Biltmore

**TWO LOTS REMAINING**



KARMA | A collection of 11 smart, modern single-family residences developed by Boyer Vertical.

**THREE LOTS REMAINING**



PARADIGM | An intimate, gated 12-lot community coming to North Phoenix from Camelot Homes.

**ONE LOT REMAINING**



LOMAS VERDES ESTATES | A gated enclave of 6 homes designed by The Ranch Mine + JP Kush Construction.

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Arcadia: 4546 N. 40th St. | Phoenix, AZ 85018

PRSR STD  
U.S. Postage  
PAID  
Phoenix, AZ  
Permit No. 5514

ECRWSS

\*\*\*\*\*ECRWSEDDM\*\*\*\*\*

Postal customer  
Phoenix, AZ

## THE BROKERY: OLD TOWN

THE BROKERY CONTINUES VALLEY EXPANSION WITH NEW SCOTTSDALE LOCATION



*Coming February 2023*

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



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