

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE

NOVEMBER 2024

Tucker Blalock + Oleg Bortman
Co-Founders | www.TheBrokery.com

JUST LISTED IN ARCADIA LITE 4643 E Montecito Ave, Phoenix, AZ 85018



Keep it Local: Relentlessly Local™

If you hadn't heard yet... Compass, a publicly traded company and real estate conglomerate, has acquired both Launch Real Estate and North & Co over the past 18 months. Moving forward, both of the brokerages will be rolled up into the corporate juggernaut which will just be known as Compass. While these two companies chose to go the corporate route, at The Brokery we remain steadfast in our commitment to the neighborhood as a locally owned company.

As local business owners, we take pride in the entrepreneurial spirit that has built our business over the past decade. While we have been approached many times by larger companies, we continue to choose our own path to remain more nimble than our corporate competitors and align our goals with those of the neighbors that we serve instead of answering to shareholders. Additionally, our investments back into the neighborhood and philanthropic efforts are an authentic reflection of our true values.

The Arcadia community was built on local businesses that give our neighborhood the character that we all love and we are honored to serve amongst many other local leaders. When it comes time to do business...

Keep it local, Relentlessly Local™.

Tucker Blalock



THE BROKERY

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At Landmark Title we set the standard for personal attention, security and service, because what's important to you is important to us. Your needs are our priority, and we are dedicated to ensuring your satisfaction with every interaction.

ARCADIA PROPER

Stats for single-family sales from Camelback Rd south to the canal, and N 44th east to N 68th, compared month-over-month. Based on home sale data from October 2024.

AVERAGE SALES PRICE

\$3,998,727

CLOSED SALES

11

DAYS ON MARKET

83

ACTIVE LISTINGS

29

\$1.075M - 7.995M

UCB/PENDING

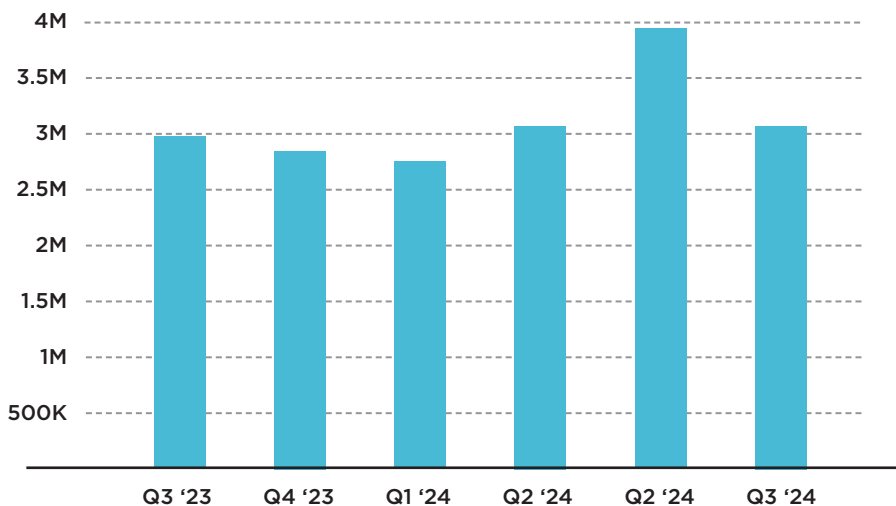
11

\$1.699M - 8.75M

NOTABLE SALES

4415 N Arcadia Ln.....	\$8,505,998	4701E Calle Del Medio.....	\$3,700,000
4507 E Lafayette Blvd.....	\$5,400,000	6340 E Calle Del Norte.....	\$3,675,000
5235 E Calle Ventura.....	\$4,750,000	5419 E Calle Tuberia.....	\$3,650,000
5021 E Exeter Blvd.....	\$4,360,000	4570 E Calle Tuberia.....	\$2,500,000
5324 E Mariposa St.....	\$4,100,000	6505 E Calle Redondo St.....	\$1,695,000
		5602 E Monterosa St.....	\$1,650,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 11/01/2024.

ARCADIA LITE

Stats for single-family sales from Camelback Rd south to Indian School Rd, and N 32nd St east to N 44th St.
Based on home sale data from October 2024.

AVERAGE SALES PRICE

\$1,386,083

CLOSED SALES

6

DAYS ON MARKET

74

ACTIVE LISTINGS

26

\$670K - 4.5M

UCB/PENDING

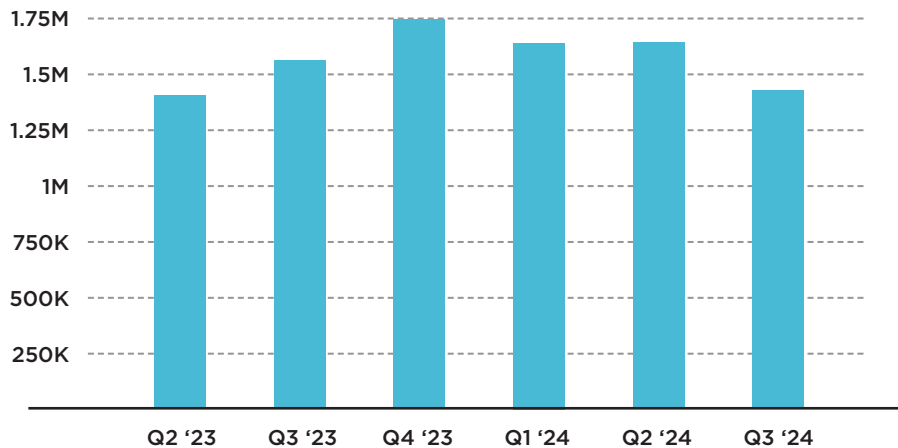
6

\$535K - 3.05M

NOTABLE SALES

4137 E Coolidge St.....	\$2,425,000
4802 N 36th St.....	\$1,900,000
3917 E Monterosa St.....	\$1,249,000
4242 E Hazelwood St.....	\$1,050,000
4139 E Campbell Ave.....	\$925,000
4419 N 43rd Pl.....	\$767,500

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 10/01/2024.

BILTMORE

Stats for single-family sales from Camelback Rd north to Piestewa Peak, and N 24th St east to N 32nd St.
Based on home sale data from October 2024.

AVERAGE SALES PRICE

\$1,062,500

CLOSED SALES

1

DAYS ON MARKET

42

ACTIVE LISTINGS

18

\$1.495M - 10M

UCB/PENDING

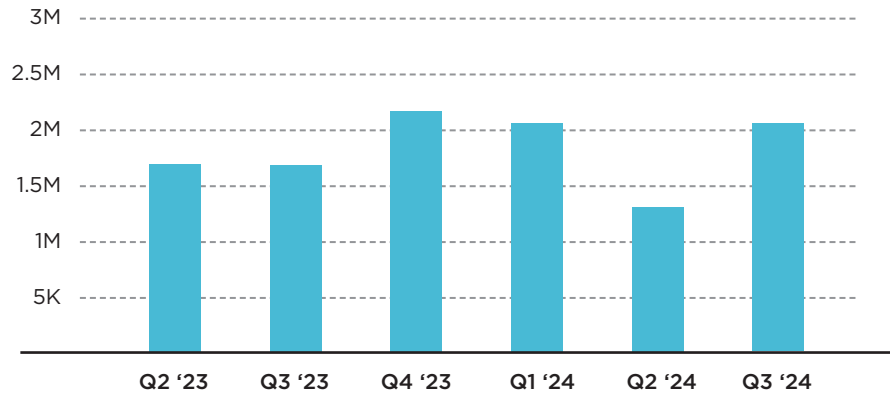
4

\$1.24M - 5M

NOTABLE SALES

2505 E Oregon Ave.....\$1,062,500

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 10/01/2024.

New Listings + Recent Sales



JUST LISTED

3045 E Marlette Ave, Phoenix, AZ 85016
3 Bed | 3 Bath | 2,125 Sq Ft

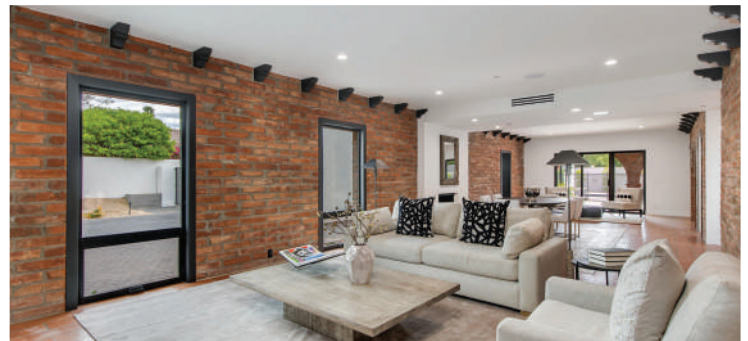


5104 N 32nd St #417, Phoenix, AZ 85018
2 Bed | 2 Bath | Meridian Condominiums



JUST LISTED

5333 N Las Casitas Pl, Phoenix, AZ 85016
2 Bed | 1.75 Bath | Villa Del Las Casitas



3807 N 55th Pl, Phoenix, AZ 85018
6 Bed | 5 Bath | 5,178 Sq Ft



3041 E Roma Ave, Phoenix, AZ 85016
4 Bed | 2 Bath | 1,350 Sq Ft



JUST LISTED

1341 E Pomelo Grove Ln, Phoenix, AZ 85014
4 Bed | 3.5 Bath | KARMA North Central



JUST LISTED

2544 E Denton Ln, Phoenix, AZ 85016
4 Bed | 2.5 Bath | Biltmore Greens



JUST LISTED

3446 N 47th St, Phoenix, AZ 85018
4 Bed | 3 Bath | Arcadia Osborn

New Listings + Recent Sales



JUST SOLD

3905 E Sierra Vista Dr, Paradise Valley, AZ 85253
3 Bed | 3.5 Bath | Paradise Reserve



JUST LISTED

4643 E Montecito Ave, Phoenix, AZ 85018
4 Bed | 3.5 Bath | Arcadia Lite



JUST LISTED

37628 N 110th St, Scottsdale, AZ 85262
5 Bed | 5 Bath | North Scottsdale



JUST LISTED

8701 E Remuda Dr, Scottsdale, AZ 85255
5 Bed | 5.5 Bath | Happy Valley Ranch



FOR RENT

2802 E Camino Acequia Dr #7, Phoenix, AZ 85016
2 Bed | 2.5 Bath | Biltmore Hotel



UNDER CONTRACT

3185 E Stella Ln, Phoenix, AZ 85016
Under Contract Prior to Market



UNDER CONTRACT

6051 E Cortez Dr, Scottsdale, AZ 85254
4 Bed | 5 Bath | 5,354 Sq Ft



1 LOT REMAINING

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

THE BROKERY

LOCAL REAL ESTATE BROKERS



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

If you are currently working with a Realtor, please disregard this notice. This is not an attempt to solicit a listing.

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*****ECRWSEDDM*****

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Arizona's November Events

Provided Courtesy of Landmark Title

FREE COFFEE FRIDAYS AT THE BROKERY OLD TOWN

NOVEMBER 15 | 9AM - 11AM

4739 N SCOTTSDALE RD H100

Join us at The Brokery's Old Town location in Safari Drive for free craft coffee beverages from Hendy's Coffee Cart!

All are welcome - come on by with a friend!

www.thebrokery.com

ARCADIA TURKEY TROT

NOVEMBER 28 | 8:30AM

56TH & INDIAN SCHOOL (ARCADIA FALLS)

Support the Arcadia non-profit Good Soles! Trot starts at 8:30 - arrive at 8 to enjoy the festivities, like delicious pastries from Noble Bread.

Trot mileage is just under 3 miles. Packet pick-up takes place from 3pm-5:30pm at The Brokery on Nov. 27. Register online. arcadiaturkeytrot.org

PHOTOS WITH SANTA AT THE BROKERY NORTH CENTRAL

DECEMBER 14 | 9AM - 11AM

840 E BETHANY HOME RD

To benefit the Phoenix Children's Hospital! Please consider bringing a new, unwrapped toy or gift suitable for children of any age. Take a free photo with santa and while you're here enjoy free coffee or cocoa from Hendy's Coffee. All are welcome!

HOLIDAY POP UP MARKET AT THE BROKERY ARCADIA

DECEMBER 21 | 9AM - 12PM

4546 N 40TH ST

To benefit Phoenix Children's Hospital! Please consider donating a new, unwrapped toy. Get in some last minute holiday shopping from any of our incredible local vendors, and while you're here, get a photo with Santa! All are welcome!



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Keep it Local... **RELENTLESSLY LOCAL™**

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