

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE
MARCH 2022

46

Closed Sales

\$1,528,618

Average Sales Price

\$70,316,422

Sold Volume

28

Average DOM

Sales Statistics for Arcadia Proper, Arcadia Lite, and Biltmore for February 2022

MARCH 1, 2022

Dear Neighbors...

The Phoenix real estate market continues to break records as we roll into the Spring season. We are seeing unprecedented demand across all price points. This housing market is not only tough for buyers looking in the lower end of the market - but it is equally as tough for buyers in the luxury market. Some people may believe that demand will begin to decrease as interest rates trend upwards but when supply is 75% below normal, interest rates have less of an impact on rising home values. Buyers who have been waiting for prices to flatten out - or even decline - have been waiting for well over a year. At the time of writing, there are only 4 homes available in Arcadia Proper and only 2 homes available in the Biltmore!

In our March 2021 market update, we reported the average sales price in Arcadia Proper for February 2021 as \$2,053,838 spread over 15 sales, averaging 114 days on the market. This February we are reporting a 49% increase in average sales price with an average of just 36 days on the market. As we've been saying, our biggest obstacle in this market is inventory.

It is never too early to begin planning your real estate future. If you have any questions regarding the value of your home or how to prepare for the market, please reach out to us anytime.

Your Friends at The Brokery,



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ARCADIA PROPER

SINGLE FAMILY HOMES | FEBRUARY STATISTICS

CLOSED SALES 12	AVG SALE PRICE \$3,060,420
AVG DAYS ON MARKET 36	AVG LIST PRICE \$3,047,083
CURRENT ACTIVE LISTINGS 3 \$2,999,000 - 4,100,000	CURRENT UNDER CONTRACT/PENDING 17 \$875,000 - 8,995,000

NOTABLE SALES

6537 E Exeter Blvd.....\$8,000,000	4715 E Calle Del Medio.....\$2,165,000
5931 E Lafayette Blvd.....\$4,475,000	4155 N 49th Way.....\$2,150,000
4610 N Borgatello Ln.....\$4,200,000	4669 E Calle Redonda.....\$2,010,000
4363 N 66th St.....\$3,452,535	5420 E Calle Tuberio.....\$1,600,000
6301 E Mariposa St.....\$3,262,500	5408 E Calle Redonda.....\$1,465,000
4627 E Calle Redonda.....\$2,545,000	6505 E Calle Redonda.....\$1,400,000



All numbers are deemed reliable, but not guaranteed.

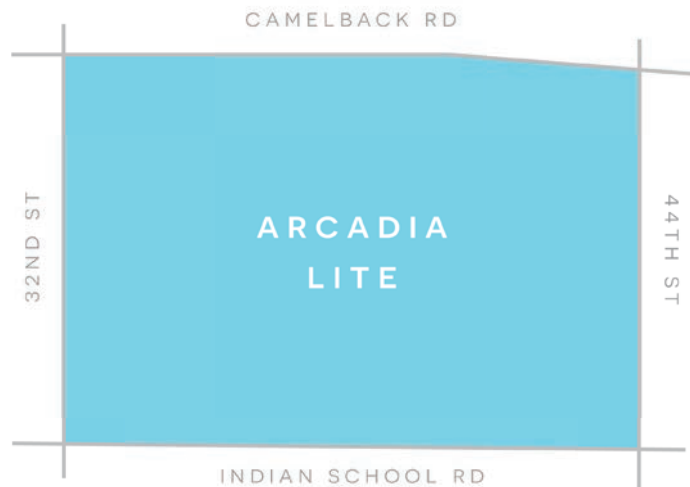
ARCADIA LITE

SINGLE FAMILY HOMES | FEBRUARY STATISTICS

CLOSED SALES 12	AVG SALE PRICE \$1,224,366
AVG DAYS ON MARKET 34	AVG LIST PRICE \$1,224,458
CURRENT ACTIVE LISTINGS 3 \$895,000 - 2,795,000	CURRENT UNDER CONTRACT/PENDING 18 \$630,000 - 2,995,000

NOTABLE SALES

3719 E Sells Dr.....\$2,511,500	4216 N 43rd St.....\$1,200,000
3507 E Coolidge St.....\$1,735,000	4313 E Calle Redonda.....\$860,000
3429 E Coolidge St.....\$1,705,000	4311 E Roma Ave.....\$800,000
4101 E Campbell Ave.....\$1,360,000	4121 E Montecito Ave.....\$795,888
3944 E Roma Ave.....\$1,325,000	3417 E Sells Dr.....\$575,000
4216 N 42nd St.....\$1,275,000	4154 N 35th Pl.....\$550,000



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BILTMORE

SINGLE FAMILY HOMES | FEBRUARY STATISTICS

CLOSED SALES 4	AVG SALE PRICE \$1,953,750
AVG DAYS ON MARKET 13	AVG LIST PRICE \$1,872,250
CURRENT ACTIVE LISTINGS 4 \$1,400,000 - 8,900,000	CURRENT UNDER CONTRACT/PENDING 2 \$875,000 - 4,190,000

NOTABLE SALES

2564 E Ocotillo Rd.....	\$2,500,000
6113 N 31st Ct.....	\$2,095,000
3101 E Maryland Ave.....	\$1,800,000
2551 E Missouri Ave.....	\$1,420,000



All numbers are deemed reliable, but not guaranteed.

New Listings + Recent Sales



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



5148 N 35th St, Phoenix, AZ 85018
5 Bed | 4.5 Bath | Biltmore Heights



5419 E Calle Redonda, Phoenix, AZ 85018
4 Bed | 3 Bath | 2,4125 Sq Ft



4430 E Camelback Rd #41, Phoenix, AZ 85018
2 Bed | 2.5 Bath | 2,818 Sq Ft



6600 N 39th Pl, Paradise Valley, AZ 85253
1b/1b Guest House on 2.3 Acres



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



4611 N Alta Hacienda Dr, Phoenix, AZ 85018
4 Bed | 3.5 Bath | Arcadia Proper

New Listings + Recent Sales

UNDER CONTRACT



3024 E Claremont Ave, Phoenix, AZ 85016
3 Bed | 2 Bath | Colony Biltmore

UNDER CONTRACT



4213 N 35th St, Phoenix, AZ 85018
3 Bed | 2 Bath | Under Contract Prior to Market

UNDER CONTRACT



4164 N 33rd St, Phoenix, AZ 85018
4 Bed | 2 Bath | Under Contract Prior to Market

UNDER CONTRACT



5314 E Pinchot Ave, Phoenix, AZ 85018
4 Bed | 4 Bath | Under Contract in 72 Hours

UNDER CONTRACT



4584 E Calle Ventura, Phoenix, AZ 85018
4 Bed | 3.5 Bath | Arcadia Proper

JUST SOLD



3507 E Coolidge St, Phoenix, AZ 85018
Under Contract in 48 Hours | Closed Over Ask

JUST SOLD



4425 N 24th Pl, Phoenix, AZ 85016
Under Contract in 24 Hours | Closed Over Ask



KARMA | 11 Single-Family Smart Homes in North Central
Only 4 Lots Remaining!

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

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Looking for Off-Market Opportunities?

We've Got Them!

Contact us to get a first look at our inventory before it hits the market!

Pictured: 5314 E Pinchot Ave, Phoenix, AZ 85018

Listed at \$1,695,000 | Under Contract Within 72 Hours of Hitting the Market

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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