

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE
MAY 2022

42

Closed Sales

\$1,787,042

Average Sales Price

\$75,085,298

Sold Volume

26

Average DOM

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

Dear Neighbors...

It should come as no surprise that the Phoenix real estate market continues to heavily favor sellers, with supply still hovering around 75% below normal while demand remains above average. The strain on inventory was especially prevalent in the Biltmore area. In our last update, there were just two homes available for sale in the Biltmore area, so it should not come as a huge surprise that the month of April saw just one closed sale. At the time of writing, there are just four homes available in the Biltmore, ranging from \$1,950,000 to \$5,495,000. Even despite the rise in interest rates, we feel that this market is far from reaching its peak. The median days on the market prior to contract acceptance is still just seven days, and this is without drastic price reductions or seller concessions.

In our May 2021 market update, we reported the average sales price in Arcadia Lite for April 2021 as \$1,149,808 spread over 18 sales, averaging 36 days on the market. This April we saw a 38.9% increase in average sales price with an average of just 27 days on the market. We are beginning to sound like a broken record, but again - our biggest obstacle in this market continues to be 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 | APRIL STATISTICS

CLOSED SALES 14	AVG SALE PRICE \$2,901,100
AVG DAYS ON MARKET 47	AVG LIST PRICE \$2,907,857
CURRENT ACTIVE LISTINGS 12 \$1,500,000 - 7,485,000	CURRENT UNDER CONTRACT/PENDING 16 \$1,650,000 - 8,995,000

NOTABLE SALES

6412 E Calle Rosa.....\$4,100,000	5149 E Lafayette Blvd.....\$3,295,400
5446 E Lafayette Blvd.....\$4,050,000	6432 E Calle Del Paisano.....\$2,550,000
5712 E Calle Camelia.....\$3,835,000	5801 E Calle Del Norte.....\$2,200,000
4015 N 57th Pl.....\$3,800,000	4713 E Calle Redonda.....\$2,150,000
5816 E Calle Del Media.....\$3,550,000	5041 E Lafayette Blvd.....\$1,800,000
5517 E Calle Redonda.....\$3,375,000	6223 E Calle Redonda.....\$1,785,000
6416 E Calle Camelia.....\$3,300,000	4633 N 44th St.....\$825,000



All numbers are deemed reliable, but not guaranteed.

ARCADIA LITE

SINGLE FAMILY HOMES | APRIL STATISTICS

CLOSED SALES 16	AVG SALE PRICE \$1,598,085
AVG DAYS ON MARKET 27	AVG LIST PRICE \$1,602,656
CURRENT ACTIVE LISTINGS 10 \$750,000 - 2,799,999	CURRENT UNDER CONTRACT/PENDING 19 \$649,000 - 2,825,000

NOTABLE SALES

3925 E Roma Ave.....\$3,250,000	4231 N 41st Pl.....\$1,037,365
3627 E Highland Ave.....\$3,042,000	4145 N 34th Pl.....\$905,000
4527 N 28th Pl.....\$2,999,999	4015 E Glenrosa Ave.....\$895,000
4416 N 37th Way.....\$2,945,000	4020 E Turney Ave.....\$765,000
3727 E Highland Ave.....\$2,325,000	3213 E Roma Ave.....\$700,000
3601 E Hazelwood St.....\$2,050,000	3944 E Monterosa St.....\$655,000
3331 E Roma Ave.....\$1,800,000	3530 E Monterosa St.....\$625,000
4540 N 34th Pl N.....\$1,125,000	4122 N 36th St.....\$450,000



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TWO RECORD-BREAKING SALES IN ARCADIA LITE



3925 E Roma Ave, Phoenix, AZ 85018

5 Bed | 4.5 Bath | 3,926 Sq Ft

Represented the Seller + Buyer in an Off-Market Sale for \$3,250,000



3627 E Highland Ave, Phoenix, AZ 85018

4 Bed | 4 Bath | 4,209 Sq Ft

Represented the Seller + Buyer for \$3,042,000 | Under Contract Prior to Market

New Listings + Recent Sales



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



4435 N 29th Pl, Phoenix, AZ 85016
4 Bed | 3.5 Bath | 3,201 Sq Ft



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



4231 N 41st Pl, Phoenix, AZ 85018
3 Bed | 2 Bath | 1,893 Sq Ft



2508 E San Miguel Ave, Phoenix, AZ 85016
3 Bed | 2.5 Bath | Taliverde



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



4808 N 24th St #1428, Phoenix, AZ 85016
2 Bed | 2 Bath | Optima Biltmore



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

New Listings + Recent Sales



2502 E Whitton Ave, Phoenix, AZ 85016
3 Bed | 3 Bath | 2,056 Sq Ft



JUST LISTED

3622 E Clarendon Ave, Phoenix, AZ 85018
3 Bed | 3 Bath | 1,728 Sq Ft



UNDER CONTRACT

4319 E Calle Redonda, Phoenix, AZ 85018
3 Bed | 2 Bath | 2,303 Sq Ft



UNDER CONTRACT

3308 E Clarendon Ave, Phoenix, AZ 85018
2 Bed | 1 Bath | 1,292 Sq Ft



ONE LOT REMAINING

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



THREE LOTS REMAINING

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



TWO LOTS REMAINING

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



UNDER CONTRACT

4010 E Hazelwood St, Phoenix, AZ 85018
3 Bed | 2 Bath | 1,691 Sq Ft

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

PRS RT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

LOCAL POST CUSTOMER



Looking to Maximize Your Sale?

Nobody knows the Arcadia and Biltmore area like we do.

Contact us today for a no-hassle valuation of your home.

Pictured: 3925 E Roma Ave, Phoenix, AZ 85018

Closed for \$3,250,000 in an Off-Market Sale

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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