

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE
JANUARY 2022

375

Families Served

\$328,000,000+

Total Sales Volume

3

Offices

44

Realtors®

Sales Statistics for The Brokery | January 1, 2021 - December 31, 2021.

JANUARY 1, 2022

Dear Neighbors...

As a local business, we could not be more appreciative of the neighborhood support that we have continued to receive. Your trust granted us the opportunity to serve 375 families this year - over 100 more than we assisted last year. Additionally, we are elated to have been able to re-open our office in the historic Biltmore Hotel, and have plans underway for our newest location near the Arizona Country Club. By expanding our location coverage, we are able to provide hyper-local service that is nimble and ingrained into the fabric of the neighborhoods that we serve. Nothing makes us more happy than being able to reinvest dollars back into the community!

Last year, market visibility was very low due to the unprecedented events that took place. Moving into 2022, we can tell you that buyer demand will remain strong as more and more people flock to Phoenix. Arcadia in particular has been found as a place that resembles a familiar California vibe, but also has that Midwestern friendliness that out of state buyers are drawn to. With interest rates hovering near all time lows and a shortage of inventory, we are looking for prices to continue to appreciate. Most homeowners in Arcadia have significant equity and 2022 may be a time for some to ring the register.

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. Thank you, again, for a phenomenal year and we look forward to seeing you around the neighborhood!

Best Wishes into 2022,



OLEG BORTMAN
ASSOCIATE BROKER
& CO-FOUNDER
602.402.2296



TUCKER BLALOCK
MANAGING BROKER
& CO-FOUNDER
602.561.0445

ARCADIA PROPER

SINGLE FAMILY HOMES | DECEMBER STATISTICS

CLOSED SALES 17	AVG SALE PRICE \$2,184,938
AVG DAYS ON MARKET 36	AVG LIST PRICE \$2,215,235
CURRENT ACTIVE LISTINGS 5 \$995,000 - \$5,500,000	CURRENT UNDER CONTRACT/PENDING 16 \$975,000 - \$8,995,000

NOTABLE SALES

6680 E Calle Redondo St.....\$1,075,000	4601 N Arcadia Dr.....\$2,150,000
6737 E Exeter Blvd.....\$1,200,000	4459 N 64th St.....\$2,600,000
5091 E Calle Redonda.....\$1,300,000	5449 E Mariposa St.....\$2,600,000
5420 E Calle Tuberia.....\$1,400,000	5612 E Calle Del Paisano.....\$2,624,946
6629 E Monterosa St.....\$1,550,000	5902 E Lafayette Blvd.....\$2,950,000
6223 E Calle Camelia.....\$1,595,000	5605 E Lafayette Blvd.....\$3,150,000
4801 E Calle Redonda.....\$1,899,000	4701 E Calle Del Medio.....\$3,200,000
4021 N 59th St.....\$2,000,000	4525 E Lafayette Blvd.....\$3,850,000
4864 E Lafayette Blvd.....\$2,000,000	



All numbers are deemed reliable, but not guaranteed.

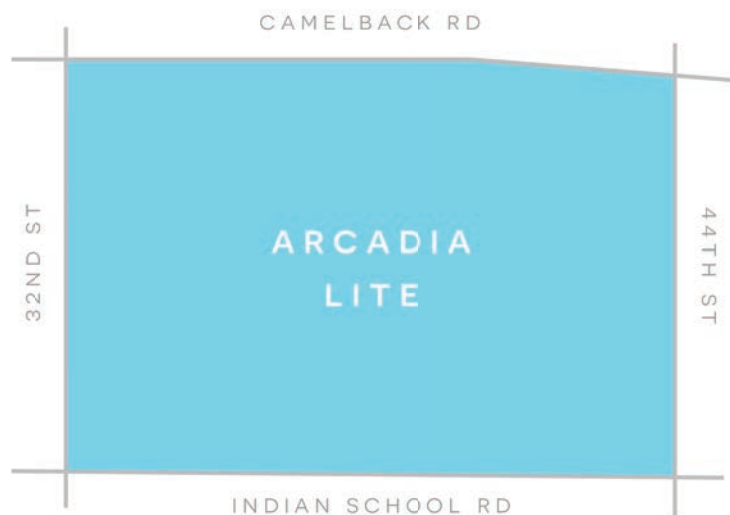
ARCADIA LITE

SINGLE FAMILY HOMES | DECEMBER STATISTICS

CLOSED SALES 13	AVG SALE PRICE \$1,242,285
AVG DAYS ON MARKET 40	AVG LIST PRICE \$1,277,608
CURRENT ACTIVE LISTINGS 11 \$680,000 - \$2,795,000	CURRENT UNDER CONTRACT/PENDING 6 \$679,900 - \$2,370,000

NOTABLE SALES

4136 E Roma Ave.....\$585,000	4145 E Glenrosa Ave.....\$1,170,000
3503 E Campbell Ave.....\$604,705	4235 E Turney Ave.....\$1,420,000
4229 N 34th St.....\$630,000	3227 E Hazelwood St.....\$1,800,000
4128 N 36th St.....\$750,000	4210 N 33rd Pl.....\$1,875,000
3802 E Campbell Ave.....\$795,000	4033 E Glenrosa Ave.....\$1,995,000
4207 E Turney Ave.....\$1,000,000	4031 E Minnezona Ave.....\$2,400,000
4309 E Calle Redonda.....\$1,125,000	



All numbers are deemed reliable, but not guaranteed.

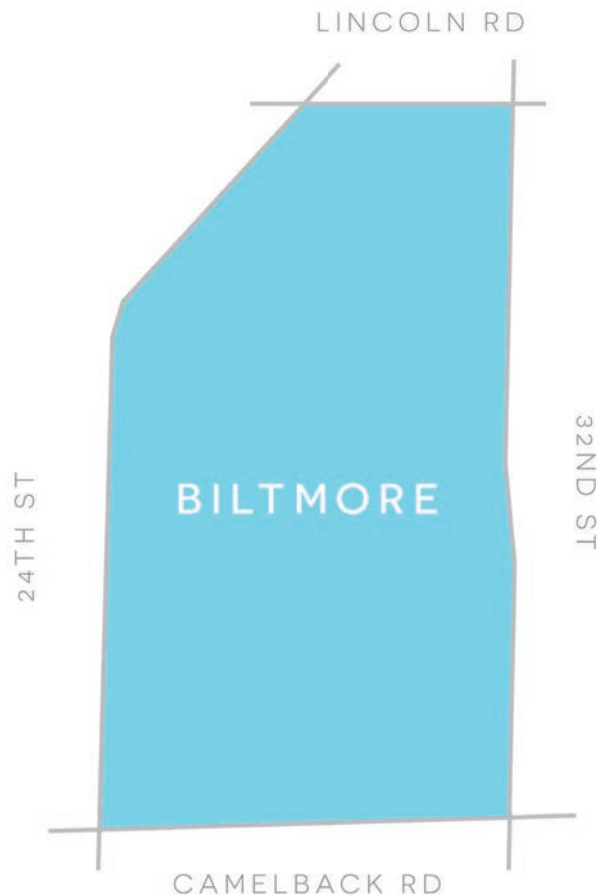
BILTMORE

SINGLE FAMILY HOMES | DECEMBER STATISTICS

CLOSED SALES 10	AVG SALE PRICE \$1,236,950
AVG DAYS ON MARKET 67	AVG LIST PRICE \$1,265,990
CURRENT ACTIVE LISTINGS 11 \$680,000 - \$2,795,000	CURRENT UNDER CONTRACT/PENDING 6 \$679,900 - \$2,370,000

NOTABLE SALES

5060 N 25th Pl.....\$834,500	2434 E Oregon Ave.....\$1,295,000
5311 N 25th St.....\$885,000	3143 E Marshall Ave.....\$1,295,000
2626 E Arizona Biltmore Cir 35.....\$890,000	2544 E Georgia Ave.....\$1,400,000
3140 E Claremont Ave.....\$1,195,000	6402 N 28th St.....\$1,425,000
6501 N 36th St.....\$1,225,000	6622 N 31st Pl.....\$1,925,000



All numbers are deemed reliable, but not guaranteed.

New Listings + Recent Sales

JUST LISTED



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



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

JUST SOLD



2434 E Oregon Ave, Phoenix, AZ 85016
3 Bed | 2 Bath | 2,094 Sq Ft | Colony Biltmore

UNDER CONTRACT



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

UNDER CONTRACT



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

JUST LISTED



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

JUST SOLD



5449 E Mariposa St, Phoenix, AZ 85018
5 Bed | 6 Bath | 7,536 Sq Ft

YOU'RE INVITED: KARMA PHASE 2 RELEASE PARTY

January 22, 2022 | 11am - 1pm



The Brokery is hosting a free KARMA Phase Two Reveal Party from 11AM-1PM Saturday, January 22. Guests will enjoy complimentary bites and sips from local restaurants including Luci's Marketplace and Bluewater Grill. Guests will get a first look at graphics, home sites, and pricing for the second phase of KARMA, of which 5 home sites are still available in this collection of 11 smart, modern single-family residences.

Progress of KARMA Phase One, which broke ground in November, will also be showcased.

KARMA is located in the coveted Madison Heights neighborhood and offers three modern floor plans. Each two-story home will include 4 bedrooms, 2.5 or 3.5 bathrooms, two-car garages, and private backyards. Sustainability plays a key role at KARMA. Windows and operable skylights energize light filled living spaces, while the compact building footprint is highly insulated, reducing overall energy use and lowering monthly bills. Homes are prewired for solar and can accommodate electric vehicle charging for two cars in every garage.

Additional features include passive cooling, recycled and rapidly renewable materials, smart home technology monitoring, and LED lighting throughout. Buyers can choose from upgrades including backyard lifestyle packages designed to maximize the indoor/outdoor lifestyle unique to Arizona, roof mounted solar, EV charging integration, whole home water filtration, custom closets, appliance packages, home automation, and a unique flex space that can accommodate a generous fourth bedroom suite or dedicated home office.

KARMA is the first community in the country to offer SPAN electrical panels and EV charging stations in all homes.

Please join us on Saturday, January 22 from 11AM - 1PM
1340 E Pomelo Grove Lane, Phoenix, AZ 85014
(Southeast corner of Bethany Home Road and 13th Place)

If you are interested in learning more about Karma,
scan the QR code to receive more information!



THE BROKERY

LOCAL REAL ESTATE BROKERS



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

PRSRT STD
ECRWSS
U.S. POSTAGE
PAID
EDDM RETAIL

LOCAL POST CUSTOMER



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: 7316 N 23rd St, Phoenix, AZ 85020
Under Contract Prior to Hitting the Market | Listed at \$1,049,000

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