

MARCH 2021

MARKET SUMMARY
ARCADIA | ARCADIA LITE | BILTMORE



THE
BROKERY

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MARCH 1, 2021

Dear Neighbors...

The real estate market in Phoenix continues to pave the way in price appreciation as inventory numbers continue to dwindle. At the time of publication, there were **under 4,000 ACTIVE listings** in the MLS and for the first time ever, Arcadia Lite has cleared the \$1 million average sales price mark. Not only has the average sales price skyrocketed, but nearly half of all listings closed in Arcadia Lite in February met or exceeded the list price. If you needed incentive to sell, this is it.

High demand has been observed across all areas and types, with the luxury home market also picking up an impressive amount of steam. Arcadia Proper seems to be restricted only by the minimal number of homes for sale, as we continue to see homes closing at or above ask, with days on the market significantly down year-over-year.

At the rate this market is moving, it has become apparent that a lot of you probably don't understand just how much your home is worth anymore. If you are thinking about making a move, it is crucial that you have a professional representation to guide you through the process so that you don't miss out on tens of thousands of dollars, or get stuck in between homes due to the constrained inventory.

If you have any questions or need advice, please reach out.

From your friends at The Brokery,



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ARCADIA PROPER

44TH ST. TO 68TH ST. | CAMELBACK TO THE CANAL

NUMBER OF SALES

15

AVERAGE SALES PRICE

\$2,053,838

AVERAGE DAYS ON MARKET

114

FEBRUARY CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

6140 E Calle Tuberia.....\$1,250,000 (96.3%)	5620 E Monterosa St.....\$1,866,575 (98.5%)
5602 E Calle Del Paisano.....\$1,280,000 (98.6%)	5302 E Lafayette Blvd.....\$2,000,000 (95.4%)
5612 E Calle Tuberia.....\$1,281,500 (100.5%)	5430 E Calle Redonda.....\$2,252,000 (100.1%)
3912 N 54th St.....\$1,460,000 (98.6%)	4121 N 51st Pl.....\$2,750,000 (107.8%)
5304 E Calle Ventura.....\$1,475,000 (98.3%)	6035 E Exeter Blvd.....\$2,992,500 (96.6%)
3807 N 55th Pl.....\$1,500,000 (95.2%)	4507 E Lafayette Blvd.....\$3,300,000 (97.0%)
4323 N 56th Pl.....\$1,600,000 (94.1%)	4535 N 49th Pl.....\$4,150,000 (92.3%)
4549 E Calle Redonda.....\$1,650,000 (98.5%)	

All numbers are deemed reliable, but not guaranteed.

ARCADIA LITE

32ND ST. TO 44TH ST. | CAMELBACK TO INDIAN SCHOOL

NUMBER OF SALES

21

AVERAGE SALES PRICE

\$1,021,613

AVERAGE DAYS ON MARKET

70

FEBRUARY CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

4202 N 35th Way.....\$430,000 (97.8%)	3512 E Highland Ave.....\$890,000 (104.8%)
4311 E Roma Ave.....\$610,000 (101.8%)	4227 E Calle Tuberia St.....\$915,000 (100%)
4208 N 43rd St.....\$614,500 (99.9%)	4320 N 38th St.....\$1,052,500 (87.8%)
3501 E Coolidge St.....\$631,500 (105.2%)	4615 N 33rd Pl.....\$1,125,000 (97.8%)
4331 E Roma Ave.....\$635,375 (94.1%)	3312 E Sells Dr.....\$1,180,000 (97.8%)
4220 N 41st St.....\$640,000 (100%)	4502 N 39th Pl.....\$1,299,000 (98.3%)
3530 E Hazelwood St.....\$690,000 (98.7%)	4123 N 34th St.....\$1,300,000 (100%)
4710 N 36th St.....\$770,000 (93.3%)	4515 N 39th Pl.....\$1,750,000 (100%)
3845 E Glenrosa Ave.....\$776,000 (100.9%)	4412 N 37th Way.....\$1,785,000 (97.8%)
3636 E Highland Ave.....\$795,000 (100%)	4203 E Hazelwood St.....\$2,700,000 (99.7%)
3232 E Meadworbook Ave.....\$865,000 (99.5%)	

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BILTMORE

24TH ST. TO 32ND ST. | CAMELBACK TO NORTH OF LINCOLN

NUMBER OF SALES

8

AVERAGE SALES PRICE

\$1,210,875

AVERAGE DAYS ON MARKET

53

FEBRUARY CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

2626 E AZ Biltmore Circle #6.....	\$600,000	(92.3%)
8 Biltmore Est E #320.....	\$1,150,000	(97.5%)
5719 N 25th Pl.....	\$1,200,000	(94.1%)
3115 E Georgia Ave.....	\$1,275,000	(98.1%)
6288 N 31st St.....	\$1,287,000	(102.1%)
3169 E Sierra Vista Dr.....	\$1,350,000	(104.2%)
6530 N 29th St N.....	\$1,400,000	(82.8%)
6521 N 27th St.....	\$1,425,000	(89.6%)

All numbers are deemed reliable, but not guaranteed.

The Biltmore Collection

UNDER CONTRACT



5118 N 18th Pl, Phoenix, AZ 85016
3 Bed | 2 Bath | Arcadia Lite

UNDER CONTRACT



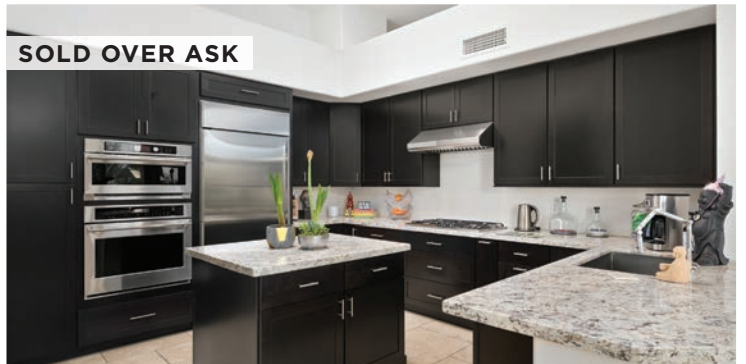
2402 E Luke Ave, Phoenix, AZ 85016
4 Bed | 3.5 Bath | Taliverde

UNDER CONTRACT



2737 E Arizona Biltmore Cir 8, Phoenix, AZ 85016
3 Bed | 3 Bath | Biltmore Gates

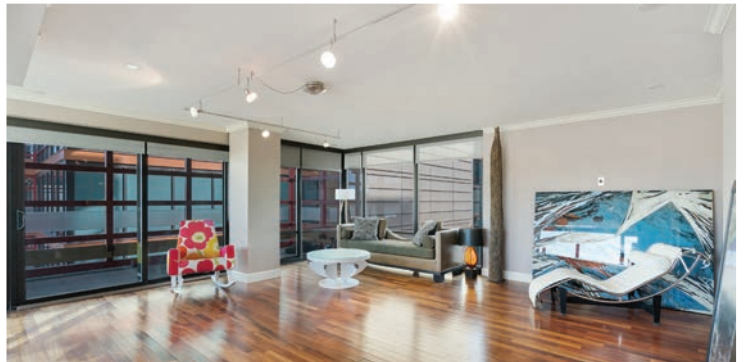
SOLD OVER ASK



3169 E Sierra Vista Dr, Phoenix, AZ 85016
4 Bed | 4 Bath | Biltmore Mountain Villas



2 E Biltmore Est 101, Phoenix, AZ 85016
4 Bed | 4.5 Bath | Two Biltmore Estates



4808 N 24th St #1321, Phoenix, AZ 85016
3 Bed | 3 Bath | Optima Biltmore



2300 E Campbell Ave #315, Phoenix, AZ 85016
2 Bed | 2.5 Bath | CONTOUR Condominiums

UNDER CONTRACT



3191 E Marlette Ave, Phoenix, AZ 85016
3 Bed | 2 Bath | Biltmore Greens

The Arcadia Collection

JUST SOLD



4717 E Rockridge Rd, Phoenix, AZ 85018
6 Bed | 4 Bath | Arcadia Proper

JUST SOLD



4502 N 39th Pl, Phoenix, AZ 85018
Represented the Buyer



4717 N 33rd Pl, Phoenix, AZ 85018
4 Bed | 3 Bath | Under Contract in 48 Hours



4619 E Calle Ventura, Phoenix, AZ 85018
5 Bed | 3.5 Bath | Arcadia Lite



4438 E Camelback Rd #151, Phoenix, AZ 85018
2 Bed | 2 Bath | Village at Camelback Mountain

UNDER CONTRACT



4437 E Montecito Ave, Phoenix, AZ 85018
3 Bed | 2 Bath | Under Contract in 24 Hours

JUST SOLD



3110 E Montecito Ave, Phoenix, AZ 85016
3 Bed | 2 Bath | Under Contract in 24 Hours

JUST SOLD



2526 E Turney Ave, Phoenix, AZ 85016
3 Bed | 2 Bath | Under Contract in 24 Hours



Great People.
Great Properties.

602.888.6375

Arcadia: 4546 N. 40th St. Phoenix, AZ 85018
North Central: 840 E. Bethany Home Rd. Phoenix, AZ 85014



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LOCAL REAL ESTATE BROKERS