



MAY 2021

MARKET SUMMARY
ARCADIA | ARCADIA LITE | BILTMORE

THE BROKERY

WWW.THEBROKERY.COM | 602.888.6375



MAY 3, 2021

Dear Neighbors...

The weather is heating up here in Phoenix and before we know it, the kids will be out of school and summer will be upon us. Hopefully, you all will get the chance to relax and enjoy some much needed vacation time - an activity that has probably been on pause for the majority of the last year.

While the summers here can be a drag, we are extremely fortunate to be living in one of the fastest growing places in the country. So fast, that so far in 2021, the housing supply has struggled to keep up with the incessant demand. Homes have closed for 101% of the list price on average during the month of April, just over the 1-year mark from the start of the pandemic. Not to be outdone, the luxury market has also continued to skyrocket. We have never seen this amount of liquidity in the upper end of the market, and we don't expect that to change.

Perhaps most impressive when reviewing April's sales is the drastic decrease in days on market spreading into the luxury segment. In our last report, homes in Arcadia Proper were on the market for an average of 113 days. In April, that number dropped down to just 43.

It takes more than just a real estate license to be a genuine resource to buyers and sellers in this market - it takes an advisor that is invested in YOU. Volatility is abound and you could easily leave \$100,000 - \$200,000 on the table. If you have any questions about the market, or are interested in learning what a well-planned and effective buying or selling strategy may look like for you, as always, 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

20

AVERAGE SALES PRICE

\$2,385,900

AVERAGE DAYS ON MARKET

43

APRIL CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

6207 E Calle Redonda.....\$1,185,000 (98.7%)	4627 E Calle Del Norte St.....\$2,295,000 (100%)
4012 N 54th Pl.....\$1,600,000 (106.6%)	4488 E Lafayette Blvd.....\$2,352,995 (102.5%)
4935 E Calle Ventura.....\$1,600,000 (100%)	4102 N 64th Pl.....\$2,600,000 (96.5%)
6202 E Lafayette Blvd.....\$1,620,000 (95.2%)	6402 E Calle Rosa.....\$2,600,000 (96.3%)
4120 N 64th Pl.....\$1,650,000 (97.3%)	4413 N Camino Allenada.....\$2,900,000 (96.6%)
3807 N 55th Pl.....\$1,700,000 (100%)	4602 N Arcadia Blvd.....\$3,100,000 (95.4%)
4619 E Calle Ventura.....\$1,850,000 (92.5%)	5801 E Calle Del Media.....\$3,400,000 (104.6%)
4501 E Calle Tuberia.....\$1,900,000 (96.2%)	4922 E Calle Del Norte Ave.....\$3,575,000 (95.3%)
5501 E Mariposa St.....\$1,970,000 (87.5%)	6020 E Mariposa St.....\$3,850,000 (96.4%)
4701 N Dromedary Rd.....\$2,100,000 (95.9%)	4732 N Dromedary Rd E.....\$3,870,000 (100.5%)

All numbers are deemed reliable, but not guaranteed.

ARCADIA LITE

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

NUMBER OF SALES

18

AVERAGE SALES PRICE

\$1,149,808

AVERAGE DAYS ON MARKET

36

APRIL CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

3242 E Roma Ave.....\$480,000 (100%)	3307 E Sells Dr.....\$1,100,000 (96.5%)
4013 E Heatherbrae Dr.....\$680,000 (100.7%)	4441 N 36th Pl.....\$1,195,000 (100%)
4150 N 35th Pl.....\$704,000 (97.8%)	3518 E Glenrosa Ave.....\$1,225,000 (97.6%)
4521 N 35th St.....\$715,000 (100%)	3709 E Hazelwood St.....\$1,319,550 (97.7%)
4126 E Turney Ave.....\$725,000 (107.4%)	3427 E Mariposa St.....\$1,400,000 (100%)
4717 N 33rd Pl.....\$840,000 (100.1%)	3810 E Campbell Ave.....\$1,400,000 (100%)
4525 N 33rd Pl.....\$920,000 (102.3%)	4701 N 41st Pl.....\$1,620,000 (101.3%)
3712 E Highland Ave.....\$1,000,000 (85.1%)	3626 E Coolidge St.....\$2,129,000 (100%)
4214 N 41st St.....\$1,095,000 (100%)	3617 E Meadowbrook Ave.....\$2,149,000 (100%)

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BILTMORE

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

NUMBER OF SALES

11

AVERAGE SALES PRICE

\$1,428,727

AVERAGE DAYS ON MARKET

44

APRIL CLOSED SALES

(%) INDICATES PERCENTAGE OF LIST PRICE RECEIVED

3179 E Rose Ln.....	\$775,000	(101.3%)
3107 E Maryland Ave E.....	\$920,000	(100%)
6405 N 28th St.....	\$960,000	(91.4%)
3023 E Sierra Vista Dr.....	\$1,036,000	(101.6%)
3108 E San Juan Ave.....	\$1,050,000	(100%)
2737 E AZB Circle 22.....	\$1,250,000	(125.6%)
2737 E AZB Circle 8.....	\$1,375,000	(95.1%)
6556 N AZB Circle.....	\$1,875,000	(96.2%)
5543 N 25th St.....	\$1,895,000	(100%)
3143 E Ocotillo Rd.....	\$2,100,000	(95.4%)
3197 E San Miguel Ave.....	\$2,480,000	(96.1%)

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The Biltmore Collection



2802 E Camino Acequia Dr 51, Phoenix, AZ 85016
2 Bed | 2 Bath | 1,415 Sq Ft | Hotel Villas



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



JUST SOLD

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

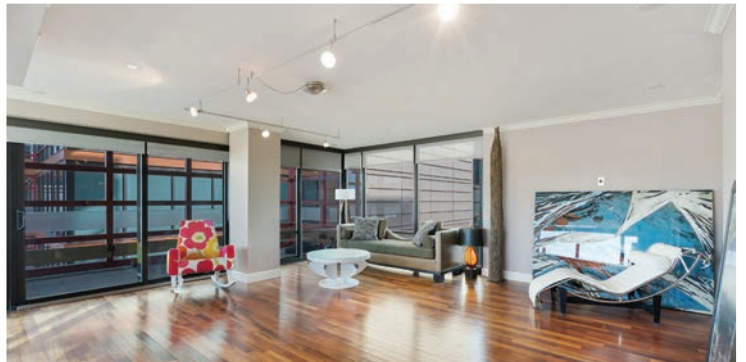


JUST LISTED

6030 N 21st Pl, Phoenix, AZ 85016
4 Bed | 7 Bath | 7,588 Sq Ft | 2200 Bethany



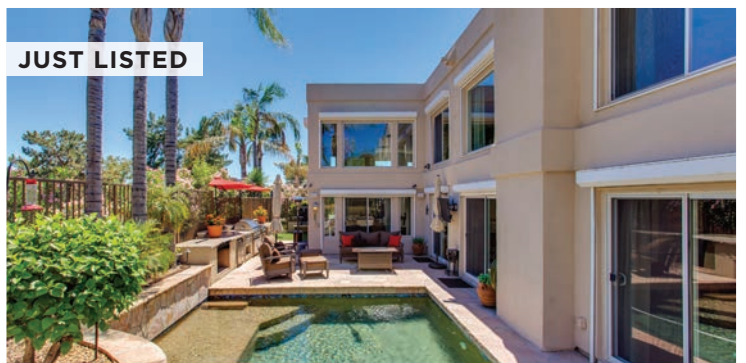
2 E Biltmore Est 101, Phoenix, AZ 85016
4 Bed | 4.5 Bath | Two Biltmore Estates



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



2412 E Montebello Ave, Phoenix, AZ 85016
3 Bed | 2.5 Bath | 3,270 Sq Ft | Taliverde



JUST LISTED

3058 E Claremont Ave, Phoenix, AZ 85016
3 Bed | 3.5 Bath | 4,478 Sq Ft | Colony Biltmore

The Arcadia Collection

JUST LISTED



4220 N 35th St, Phoenix, AZ 85018
3 Bed | 2 Bath | 1,479 Sq Ft



4438 E Camelback Rd 151, Phoenix, AZ 85018
2 Bed | 2 Bath | 1,812 Sq Ft

JUST SOLD



4717 N 33rd Pl, Phoenix, AZ 85018
Represented the Seller | Under Contract in 48 Hours

JUST SOLD



4619 E Calle Ventura, Phoenix, AZ 85018
Represented the Seller

UNDER CONTRACT



4057 E Cambell Ave, Phoenix, AZ 85018
3 Bed | 1.5 Bath | 1,386 Sq Ft

UNDER CONTRACT



4145 N 42nd St, Phoenix, AZ 85018
5 Bed | 4 Bath | 4,043 Sq Ft

UNDER CONTRACT



4802 N 36th St, Phoenix, AZ 85018
4 Bed | 2.5 Bath | 1,996 Sq Ft

JUST SOLD



3626 E Coolidge St, Phoenix, AZ 85018
Represented the Seller



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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