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ARCADIA + BILTMORE MARKET UPDATE

NOVEMBER 2026

Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

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OFFERED FOR SALE IN ARCADIA PROPER

5 BED | 3 FULL BATH | 2 HALF BATH | 3,987 SQ FT

Perched above the Phoenician Golf Course, this mountainside home is located at the end of a quiet cul-de-sac on nearly an acre with sweeping mountain and valley views



Arcadia Real Estate is Booming Despite 7% Interest Rates

Mortgage rates are hovering around 7%, so why hasn't the Arcadia housing market fallen apart? On paper, you might expect the real estate market to fail but Arcadia isn't the typical housing market.

After watching billions of dollars in Arcadia real estate trade over the past decade, I've become convinced that interest rates matter here far less than most people assume.

So far in 2026, approximately 40% of Arcadia Proper transactions have closed with cash.

Think about that for a moment. Nearly four out of every ten buyers aren't taking out a mortgage at all. For those buyers, the difference between a 3% mortgage rate and a 7% mortgage rate is exactly zero.

Even among the remaining buyers who do finance their purchase, many are coming into the transaction with significant equity from another property, substantial down payments, or the financial flexibility to refinance later if rates decline.

That makes Arcadia fundamentally different from markets where a buyer's purchasing power is largely determined by the monthly payment. For example, across Phoenix we have seen a significant slow down in price ranges between $600,000 - $2,000,000 where home sales have slowed with the tick up in rates.

We expect interest rates to remain higher for longer, but Arcadia should remain resilient given buyer liquidity and demand. If you have any further questions about the current environment, please do not hesitate to reach out anytime at 602-561-0445.



THE BROKERY

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17th Fairway of the Links Golf Course

OFFERED FOR SALE IN COLONY BILTMORE 4

3 BED + LOFT | 2 BATH | 2,167 SQ FT

OWNED SOLAR | UPDATED MECHANICALS

ARCADIA LITE

Stats for single-family sales from Camelback Rd south to Indian School Rd, and N 32nd St east to N 44th St.
Based on home sale data from October 2026.

AVERAGE SALES PRICE

$1,765,491

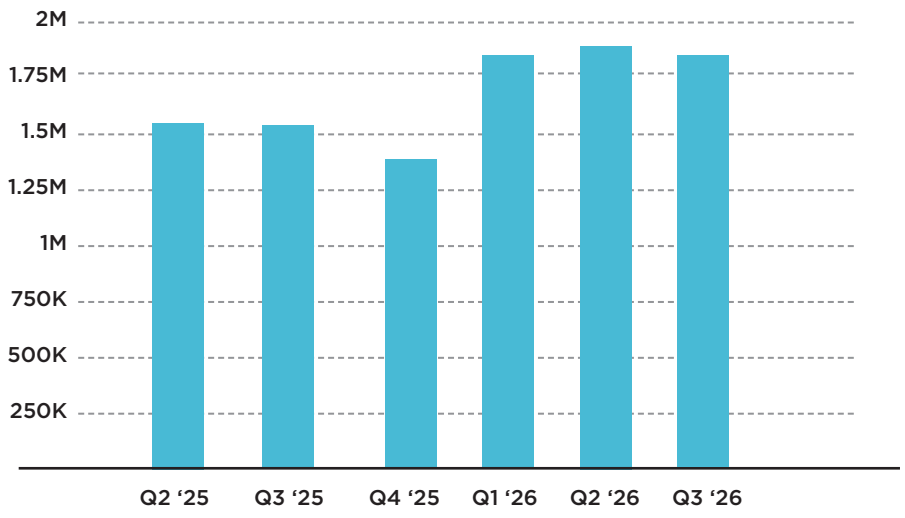
CLOSED SALES	DAYS ON MARKET	ACTIVE LISTINGS	UCB/PENDING
11	50	28	9
		$725K - 3.995M	$999K - 3.925M

NOTABLE SALES

4705 N 32nd Pl.....$2,860,000	3427 E Mariposa St.....$1,770,000
4527 N 38th St.....$2,660,000	3402 E Sells Dr.....$1,130,000
4416 N 37th Way.....$2,600,000	3336 E Mariposa St.....$1,005,000
4408 N 37th Way.....$2,400,000	3536 E Hazelwood St.....$1,004,400
3744 E Turney Ave.....$2,305,000	3918 E Heatherbrae Dr.....$926,000

4330 N 32nd Pl.....$760,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 10/30/2026

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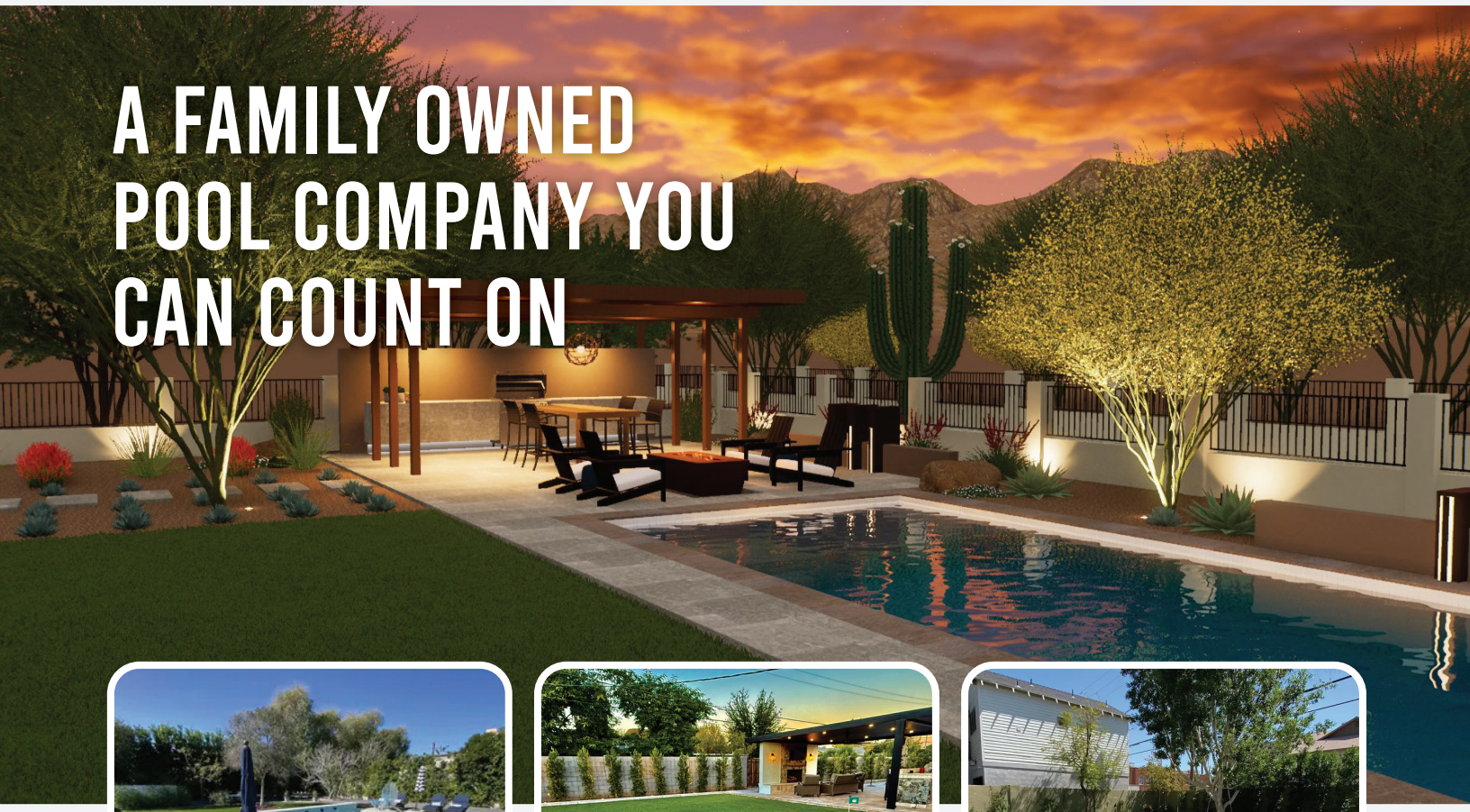

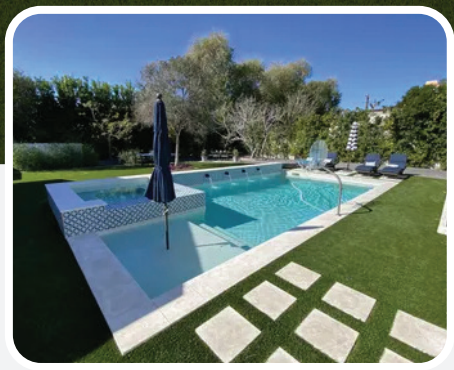



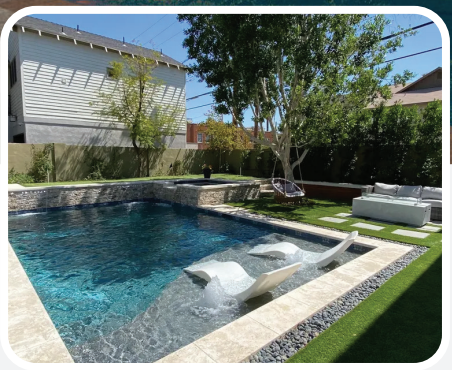

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ARCADIA PROPER

Stats for single-family sales from Camelback Rd south to the canal, and N 44th east to N 68th.
Based on home sale data from October 2026.

AVERAGE SALES PRICE

$4,261,923

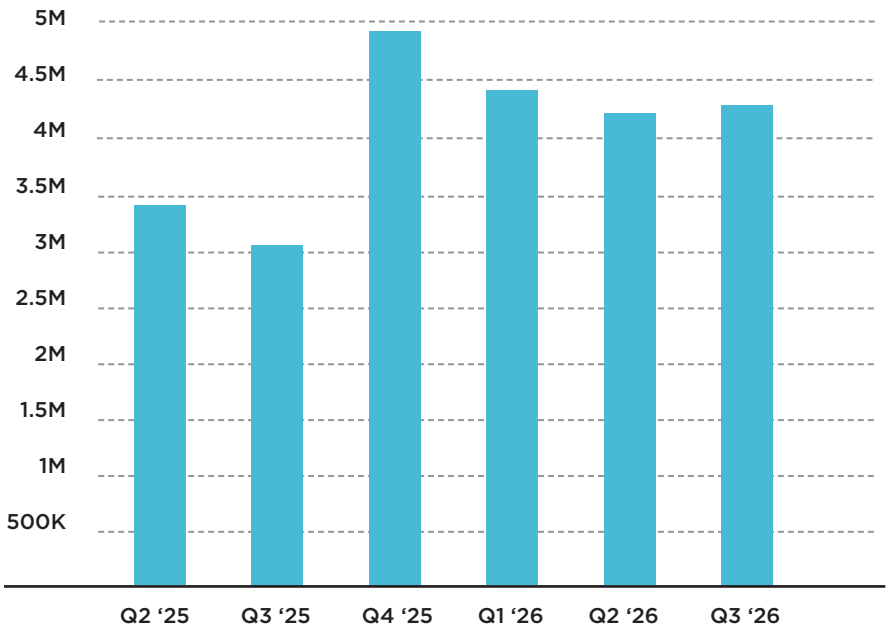
CLOSED SALES	DAYS ON MARKET	ACTIVE LISTINGS	UCB/PENDING
13	66	34 $1.75M - 23.5M	6 $2.795M - 6.15M

NOTABLE SALES

4220 N 57th Pl.....$7,250,000	4920 E Calle Del Medio.....$4,245,000
5936 E Paisano Cir.....$5,900,000	5605 E Lafayette Blvd.....$4,000,000
5825 E Lafayette Blvd.....$5,200,000	4526 E Calle Tuberia.....$3,850,000
5935 E Calle Tuberia.....$5,275,000	3801 N 64th St.....$3,250,000
5539 E Camelback Rd.....$4,500,000	5627 E Monterosa St.....$2,975,000
4227 N Jokake Dr.....$4,200,000	4430 N Dromedary Rd.....$2,910,000

5948 E Calle Del Paisano.....$1,850,000

AVERAGE SALES PRICE OVER TIME



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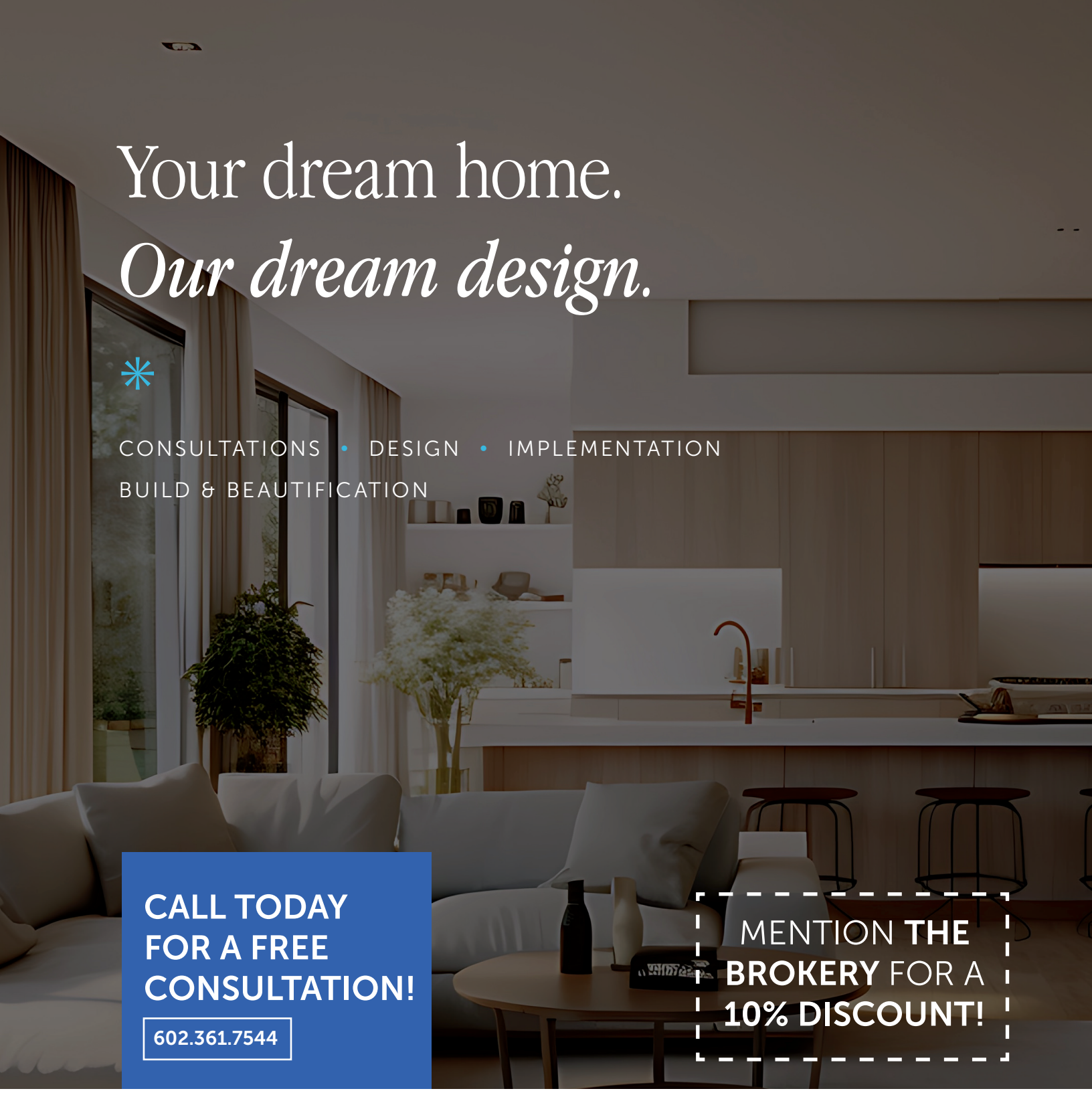

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Voted Best Home on the Biltmore Luxury Home Tour!

OFFERED FOR SALE IN TALIVERDE

5 BED | 4 BATH | 4,256 SQ FT

Set on one of the neighborhood's largest lots, this stunning contemporary residence seamlessly blends detailed design with exceptional livability.



BILTMORE

Stats for single-family sales from Camelback Rd north to Piestewa Peak, and N 24th St east to N 32nd St.
Based on home sale data from October 2026.

AVERAGE SALES PRICE

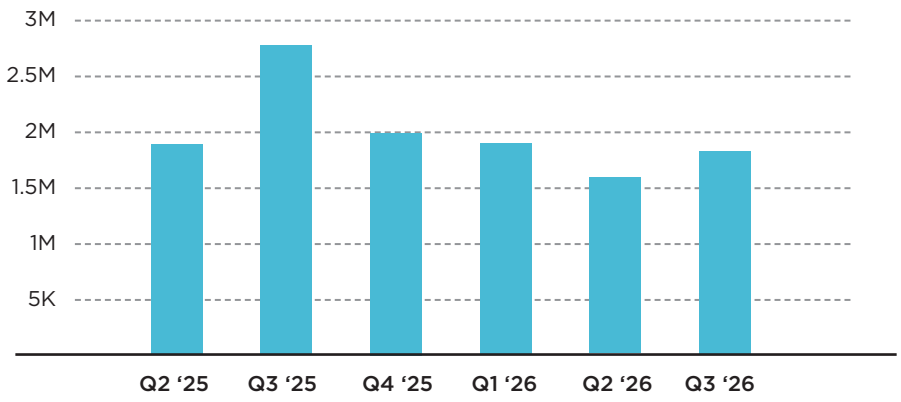
$1,843,250

CLOSED SALES	DAYS ON MARKET	ACTIVE LISTINGS	UCB/PENDING
4	53	17	5
		$1.2M - 4.5M	$1.0M - 5.995M

NOTABLE SALES

6534 N 27th St.....$2,400,000
2514 E Montebello Ave.....$1,899,000
2737 E Arizona Biltmore Cir 2.....$1,775,000
5320 N 25th St.....$1,299,000

AVERAGE SALES PRICE OVER TIME

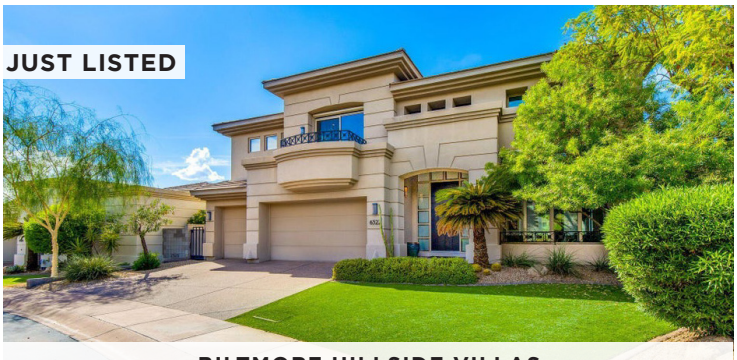


All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 09/01/2026

New Listings + Recent Sales



CAMELBACK MOUNTAIN
4 Bed | 4.5 Bath | 4,664 Sq Ft | New Build



BILTMORE HILLSIDE VILLAS
4 Bed | 3.5 Bath | 3,820 Sq Ft



BILTMORE GREENS
3 Bed | 3.5 Bath | 2,725 Sq Ft



ARCADIA LITE
3 Bed | 3.5 Bath | 2,546 Sq Ft



CAMELBACK MOUNTAIN
5 Bed | 3 Full Bath | 2 Half Bath | 3,987 Sq Ft | .89 Acres



CAMELBACK CANYON ESTATES
4 Bed | 2.5 Bath | 3,188 Sq Ft



ARCADIA LITE
Represented the Seller



COLONY BILTMORE
Represented the Seller

New Listings + Recent Sales



LOWER ARCADIA
4 Bed | 3 Bath | 2,449 Sq Ft



BILTMORE VILLAS 2
3 Bed | 3 Bath | 1,965 Sq Ft



COLONY BILTMORE 5
3 Bed | 3 Bath | 2,113 Sq Ft



TALIVERDE
3 Bed | 2.5 Bath | 3,413 Sq Ft



BILTMORE GATES
Represented the Seller



TALIVERDE
5 Bed | 4 Bath | 4,256 Sq Ft



ARCADIA LITE
Represented the Seller



CAMELBACK MOUNTAIN
7 Bed | 7 Full Bath | 2 Half Bath | 10,035 Sq Ft

A Message from Blakely Walters Wealth Management

Invested or Divested:
Are You Ready for the Next Decade?

Every generation faces reasons to be cautious about investing. Today, many investors are asking whether the excitement surrounding artificial intelligence (AI) has created a bubble, and whether the stock market is headed for a major correction.

These are valid concerns. Markets experience downturns, and some companies will inevitably fall short of expectations. But the fear of what might go wrong should not prevent us from preparing for what could go right.

Throughout history, innovation has changed the way we live, work, and do business. Those who invested thoughtfully over time have had opportunities to participate in that growth. AI is one important development, but the bigger picture is the ongoing evolution of economies and businesses around the world, and the opportunities that global growth may create.

No one can predict exactly what markets will do next month or next year. Trying to time the perfect entry point can mean missing opportunities while waiting for certainty that may never come. Over the next decade, inflation could also prove to be a tailwind for many businesses, and market returns could exceed expectations across a broad range of sectors. These outcomes are not guaranteed, but they are worth considering when building a long-term investment strategy.

Smart investing isn't about chasing the latest trend or ignoring risk. It means understanding what you own and building a portfolio designed to participate in opportunities across markets and sectors. Being overly concentrated in the U.S. can itself be a risk; thoughtful global diversification may help investors avoid relying too heavily on any one country or market. The right approach should reflect your goals, time horizon, and comfort with investment uncertainty.

So, ask yourself: *Will you be positioned to participate in the opportunities ahead, or will you remain on the sidelines waiting for the perfect moment?*

At Blakely Walters Wealth Management, we believe you don't have to navigate these decisions alone. We can review your portfolio and help you build a thoughtful investment strategy designed around your financial future.

Make an appointment with one of our experienced advisors. *Let's make sure you are prepared for the opportunities ahead.*

Jim

Jim Blakely
Co-Founder, Blakely Walters Wealth Management

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Jim Blakely (Left) & Sloan Walters (Right)

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