

# THE BROKERY

LOCAL REAL ESTATE BROKERS

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**ARCADIA + BILTMORE MARKET UPDATE**

MAY 2026

*Prepared by Tucker Blalock + Oleg Bortman, Co-Founders*

[www.TheBrokery.com](http://www.TheBrokery.com) // 602.888.6375



# Sold Prior to Market

## ARCADIA LITE

4110 E HAZELWOOD ST, PHOENIX, AZ 85018

REPRESENTED THE SELLER



# What to Expect for this Summer's Housing Market

2026 has been off to a hot start in Arcadia Proper and a little more summer heat isn't going to slow it down. In 2024 and 2025, the first quarter saw **25 and 27 home sales**, respectively. This year we saw **33 homes sell in Q1**, marking a clear step up in demand.

Although the Iran war and interest rates have created headwinds, the upper end of the market above \$2,500,000 has **remained resilient** and luxury markets across Phoenix including Paradise Valley and Scottsdale have benefited significantly.

One of the biggest misconceptions about Arizona real estate is that the summer is slow. When in reality, the hard data shows that **the fewest closings occur in January**. This means contracts were slowest in November and December. The summers stay steady because the buyer demographic changes slightly. In the spring we benefit in some markets like the Biltmore from snowbirds looking for warmer weather. In the summer, the buyer pool changes to families moving before school starts, people downsizing as kids head off to college, and the typical corporate relocation crowd.

With the stock market back to all-time highs and interest rates declining, **we anticipate a robust summer market**. We continue to see **significant movement from California and Washington**. So don't let seasonality make the decision for you. Call us to see the other data points you should follow to position your home appropriately regardless of the season.

We hope that you all have a great summer!

*Tucker Blalock*



## THE BROKERY

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At Landmark Title we set the standard for personal attention, security and service, because what's important to you is important to us. Your needs are our priority, and we are dedicated to ensuring your satisfaction with every interaction.



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- Nationwide long-distance capability

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Newly Built Home by  
Thomas James Homes

ARCADIA LITE | SHERWOOD TOWNE

5513 E VERDE LN, PHOENIX, AZ 85018

5 BED | 4.5 BATH | 3,066 SQ FT

# 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 March 2026.

## AVERAGE SALES PRICE

**\$1,970,879**

CLOSED SALES

**14**

DAYS ON MARKET

**107**

ACTIVE LISTINGS

**38**

\$595K - 3.998M

UCB/PENDING

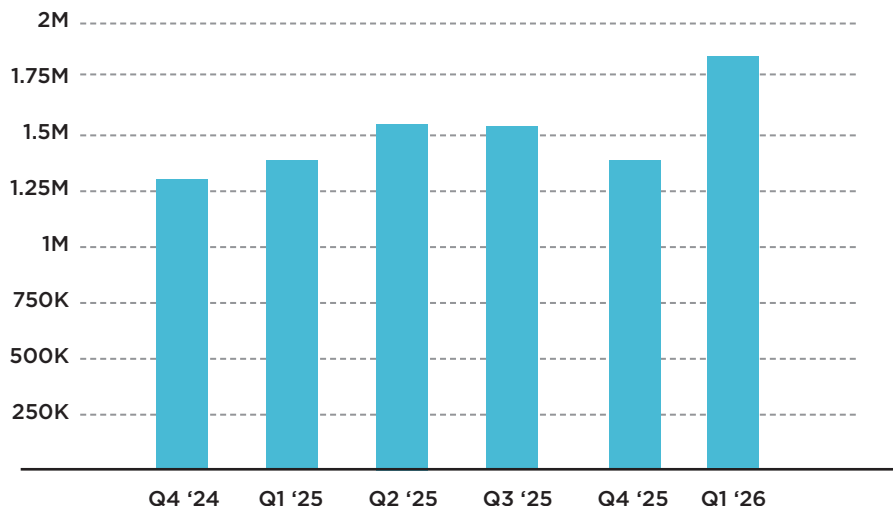
**7**

\$685K - 3.2M

## NOTABLE SALES

4704 N 40th Pl.....	\$4,300,000	4716 N 34th Pl.....	\$1,621,900
4203 E Hazelwood St.....	\$3,850,000	3830 E Devonshire Ave.....	\$1,425,000
3441 E Hazelwood St.....	\$2,855,000	3225 E Sells Dr.....	\$1,325,000
4512 N 38th St.....	\$2,650,000	4312 E Roma Ave.....	\$1,105,000
3715 E Sells Dr.....	\$2,425,000	4546 N 34th Pl.....	\$950,000
3838 E Devonshire Ave.....	\$1,875,000	4341 N 32nd Way.....	\$813,000
4110 E Hazelwood St.....	\$1,703,000	4136 E Montecito Ave.....	\$695,000

## AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 05/01/2026

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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 March 2026.

## AVERAGE SALES PRICE

**\$5,003,300**

CLOSED SALES

**10**

DAYS ON MARKET

**81**

ACTIVE LISTINGS

**37**

\$1.895 - 12.7M

UCB/PENDING

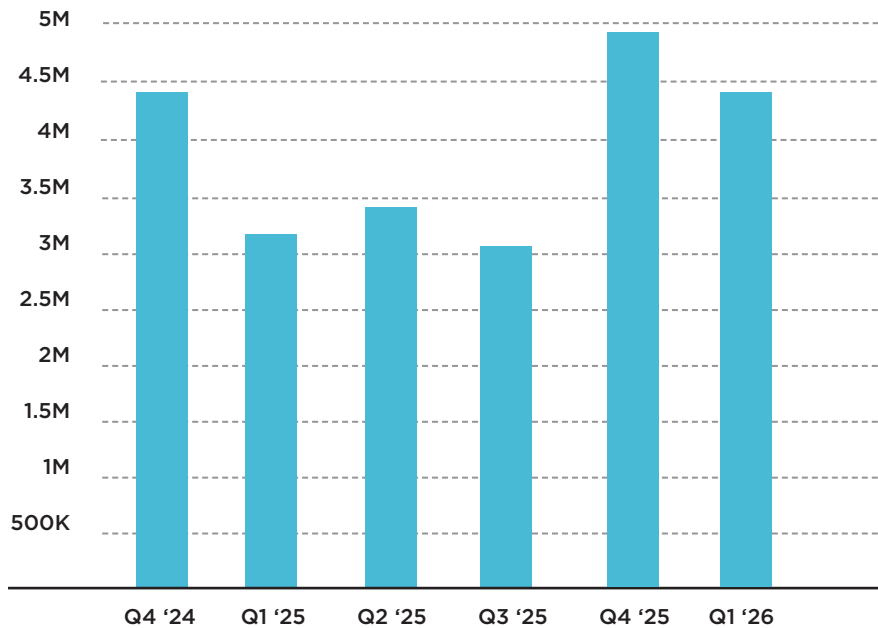
**18**

\$1.499 - 7M

## NOTABLE SALES

6415 E Exeter Blvd.....	\$17,100,000	4569 E Lafayette Blvd.....	\$3,600,000
4535 N 49th Pl.....	\$6,275,000	6114 E Calle Del Paisano.....	\$3,500,000
5217 E Calle Redonda.....	\$4,875,000	6446 E Calle Del Media.....	\$2,795,000
6312 E Calle Del Paisano.....	\$4,675,000	4149 N 49th Way.....	\$1,753,000
5816 E Calle Del Media.....	\$3,760,000	4123 N 63rd Pl.....	\$1,700,000

## AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 05/01/2026

# Single Level, Guard-Gated, Situated Along the Links

**BILTMORE GATES**

2737 E ARIZONA BILTMORE CIRCLE #2, PHOENIX, AZ 85016

3 BED | 2.5 BATH | 3,116 SQ FT



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# 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 March 2026.

## AVERAGE SALES PRICE

# \$1,467,111

CLOSED SALES

# 9

DAYS ON MARKET

# 63

ACTIVE LISTINGS

# 20

\$950K - 5.995M

UCB/PENDING

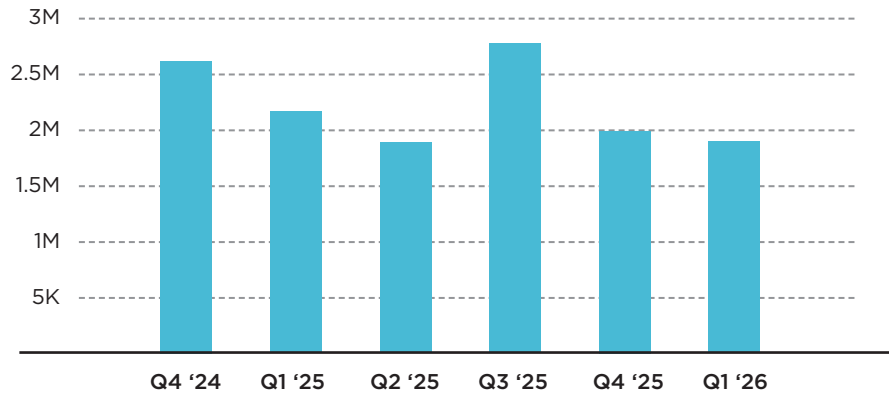
# 6

\$1.05 - 1.795M

## NOTABLE SALES

2737 E Arizona Biltmore Cir 3.....	\$2,400,000	3038 E Stella Ln.....	\$1,300,000
3127 E Sierra Madre Way.....	\$2,195,000	2521 E Marshall Ave.....	\$1,650,000
3108 E San Juan Ave.....	\$1,460,000	2501 E Montebello Ave.....	\$1,025,000
2737 E Arizona Biltmore Cir 7.....	\$1,300,000	6205 N 29th Pl.....	\$1,075,000
3046 E Marlette Ave .....	\$799,000		

## AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 05/01/2026

# New Listings + Recent Sales



**UNDER CONTRACT**

6414 N 29th St, Phoenix, AZ 85016  
3 Bed | 2.5 Bath | Biltmore Hillside Villas



6236 N 29th Pl, Phoenix, AZ 85016  
3 Bed | 3 Bath | Colony Biltmore



2626 E Arizona Biltmore Circle #40, Phoenix, AZ 85016  
3 Bed | 2.5 Bath | Biltmore Square



**JUST LISTED**

2022 E Gardenia Ave, Phoenix, AZ 85020  
5 Bed | 3.5 Bath | 3,235 Sq Ft



**JUST LISTED**

4099 E Campbell Ave, Phoenix, AZ 85018  
3 Bed | 2.5 Bath | Williamsburg Square



**UNDER CONTRACT**

3010 E Glenrosa Ave, Phoenix, AZ 85016  
4 Bed | 3.5 Bath | 2,659 Sq Ft



**JUST SOLD**

3116 E Rose Ln, Phoenix, AZ 85016  
Represented the Seller



**JUST LISTED**

3312 E Glenrosa Ave, Phoenix, AZ 85018  
Under Contract in 48 Hours

# New Listings + Recent Sales



**JUST SOLD**

87 Biltmore Est, Phoenix, AZ 85016  
5 Bed | 4.5 Bath | 5,300 Sq Ft



**JUST SOLD**

3122 E Rose Ln, Phoenix, AZ 85016  
4 Bed | 2.5 Bath | Biltmore Greens



**JUST SOLD**

6106 N 28th St, Phoenix AZ 85016  
2 Bed | 2 Bath | Biltmore Courts



**JUST LISTED**

3158 E Rose Ln, Phoenix, AZ 85016  
3 Bed | 2 Bath | Biltmore Greens



**JUST LISTED**

1731 E Verde Ln, Phoenix, AZ 85016  
3 Bed | 2 Bath | 1,750 Sq Ft



4444 N 25th St #31, Phoenix, AZ 85016  
3 Bed | 4 Bath | Encue



**UNDER CONTRACT**

3247 E Sells Dr, Phoenix, AZ 85018  
4 Bed | 3 Bath | 2,514 Sq Ft



**JUST LISTED**

1341 E Pomelo Grove Ln, Phoenix, AZ 85014  
4 Bed | 3.5 Bath | North Central

# Allocating Investments *with* Intention

## Hi, Neighbors!

From a financial perspective, there is likely no more effective use of your time than ensuring your investment portfolio is properly aligned to meet your needs and goals.

Proper investment allocation should lead to higher portfolio returns with more efficiently managed risk over time. Improper allocation, on the other hand, often results in increased volatility, reduced performance, and unnecessary taxes, penalties, and fees. I have seen many neglected portfolios worth half or less than they could have been with proper oversight. This often leads to the need to save more, spend less, delay retirement, and ultimately leave behind less for future generations.

In addition to taking the time to review your portfolio, it is critical to understand how different types of accounts function (IRA, Roth IRA, SEP IRA, SIMPLE IRA, 401(k), 403(b), 457, 529, UGMA, pension, non-qualified accounts, trusts, etc.). Intentional allocation also involves recognizing how various asset classes behave in different market conditions and selecting investment vehicles that align with your unique financial situation. A better positioned portfolio allocation takes all these factors into account.

The easiest and often most effective way to ensure your investment portfolio is properly allocated is to partner with a professional. At Blakely Walters Wealth Management, we focus on asset allocation to better position your portfolio, and distribution strategies. We believe in diversification and incorporate multiple non-traditional asset classes, including real estate, precious metals, and insured products designed to help limit downside risk.

We take pride in bringing experience and a disciplined approach to portfolio management so you can feel confident in your financial strategy. If you contact us and mention this article, we would be happy to provide a complimentary consultation and show you how we can help.



**Jim Blakely**  
Co-Founder, Blakely Walters Wealth Management

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Jim Blakely (Left) &  
Sloan Walters (Right)



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

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