

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE
NOVEMBER 2025

Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

www.TheBrokery.com // 602.892.4444





UPCOMING EVENTS *with* THE BROKERY

GET IN THE HOLIDAY SPIRIT WITH THESE GREAT EVENTS
TO BENEFIT OUR LOCAL COMMUNITY

ARCADIA TURKEY TROT | NOVEMBER 27 *Race Starts at 8:30am* *100% of Proceeds go to Good Soles*

Starts at Arizona Falls: 5802 E Indian School Road
Register Online by November 16: www.ArcadiaTurkeyTrot.org

PHOTOS WITH SANTA *at* THE BROKERY NORTH CENTRAL SATURDAY, DECEMBER 6th *from* 10AM - 12PM

People and pets are welcome to have their photo taken with Santa and sip on free coffee and cocoa from Hendy's Coffee Cart, in exchange for bringing a new, unwrapped toy to donate to the Phoenix Children's Hospital.

The Brokery North Central
840 E Bethany Home Rd Phoenix, AZ 85014

HOLIDAY MARKET WITH SANTA *at* THE BROKERY ARCADIA SATURDAY, DECEMBER 20 *from* 9AM - 12PM

Wrap up your holiday shopping with unique gifts from local artisans and vendors.
While you're here, grab a photo with Santa!
Please consider bringing a new, unwrapped toy to donate to the Phoenix Children's Hospital.

The Brokery Arcadia
4546 N 40th St Phoenix, AZ 85018

The Brokery Acquires Kenneth James Realty, Creating \$700M Annual Sales Powerhouse

We're excited to announce that The Brokery is acquiring Kenneth James Realty, bringing our combined annual sales volume to over \$700 million.

When we sat down with Karl Freund, it was clear we shared the same values: keep it local, keep it personal, and prioritize relationships over algorithms. This partnership will allow us to continue to deliver high-touch, highly human service. With this acquisition, we not only gain lead sources and systems but we now have Karl Freund as a staff member who will become the Director of Agent Development.

Karl is a leader that grew Kenneth James to over \$1Bil in sales volume since 2014 and has a passion for coaching agents. His skill set and strategy will blend well with Oleg and myself so we are excited for you to experience his knowledge alongside ours.

At a time when national firms are scaling up with tech and chasing market share, we're doubling down on what makes Phoenix special: community, connection, and local expertise. We've always believed the future of real estate isn't about being the biggest, it's about being the most trusted. This move makes us stronger, smarter, and more equipped to serve both our clients and agents in the ways that matter most.

Thank you for all of your support and we look forward to all of the events that will be happening in November and December. Please reach out anytime with questions. Call or text anytime at 602-561-0445.

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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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 2025.

AVERAGE SALES PRICE

\$1,538,811

CLOSED SALES

9

DAYS ON MARKET

86

ACTIVE LISTINGS

39

\$649.9K - 4.75M

UCB/PENDING

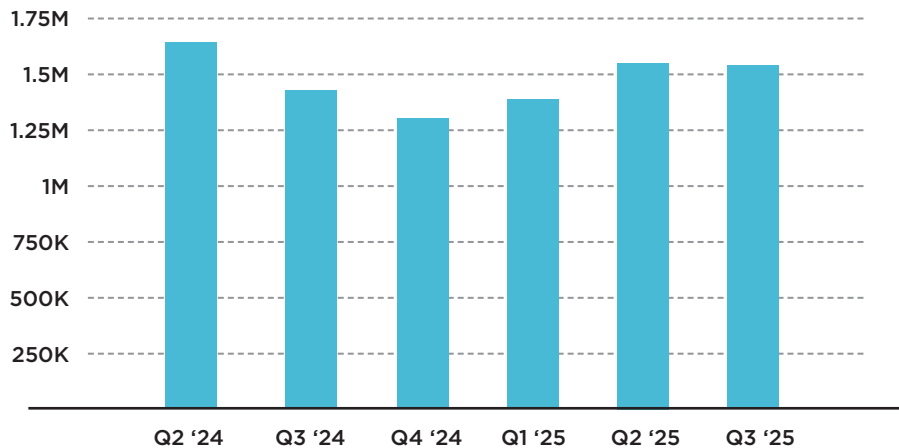
11

\$525K - 3.95M

NOTABLE SALES

3832 E Highland Ave.....	\$3,614,300	4201 E Patricia Jane Dr.....	\$1,150,000
3612 E Pierson St.....	\$2,255,000	4245 N 35th Way.....	\$1,150,000
4222 N 43rd St.....	\$1,750,000	4314 E Montecito Ave.....	\$840,000
4010 E Coolidge St.....	\$1,620,000	3309 E Montecito Ave.....	\$790,000
4023 E Devonshire Ave.....			\$680,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 11/02/2025.



Premium-Sized Lot *in The Sycamore*

4416 N 37TH WAY

Phoenix, AZ 85018

4 Bed | 5.5 Bath | 4,371 Sq Ft

CONTROL4 SMART HOME SYSTEM

SUB-ZERO + WOLF APPLIANCES

STEEL-LINED SAFE ROOM

60' HEATED LAP POOL

(2) 220V 50-AMP EV OUTLETS



ARCADIA PROPER

Stats for single-family sales from Camelback Rd south to the canal, and N 44th east to N 68th, compared month-over-month. Based on home sale data from October 2025.

AVERAGE SALES PRICE

\$4,926,500

CLOSED SALES

4

DAYS ON MARKET

116

ACTIVE LISTINGS

39

\$1.54M - 13M

UCB/PENDING

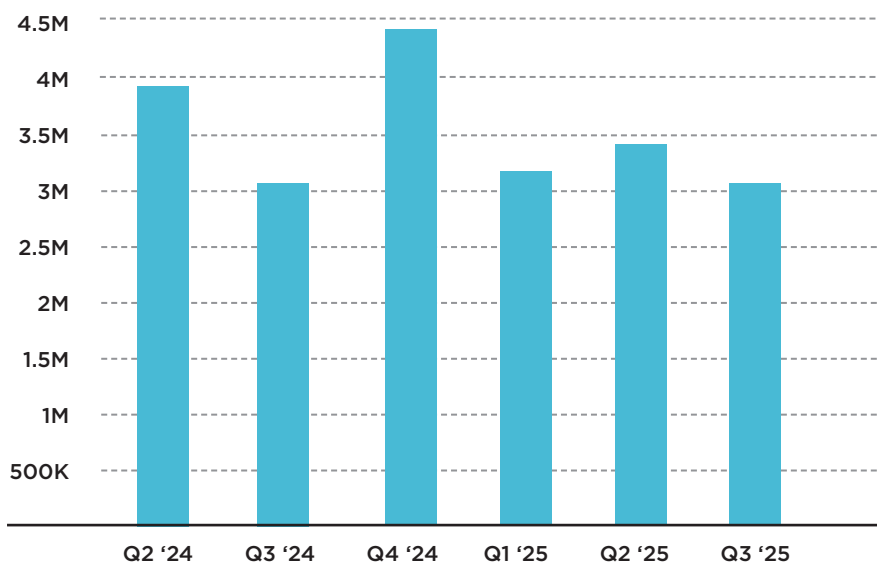
3

\$4.7M - 7.5M

NOTABLE SALES

5144 E Calle Del Medio.....	\$9,250,000
6644 E Exeter Blvd.....	\$4,200,000
6201 E Calle Redonda.....	\$4,200,000
4125 N 64th St.....	\$2,056,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 11/02/2025.

A Rare Offering
in Arcadia Proper



4725 N LAUNFAL AVE, PHOENIX, AZ 85018
5 BED | 6.5 BATH | 6,307 SQ FT | DETACHED CASITA
\$4,500,000

Now Offered For Sale *on the Biltmore Circle*

87 BILTMORE EST, PHOENIX, AZ 85016

5 BED | 4.5 BATH | 5,342 SQ FT



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 2025.

AVERAGE SALES PRICE

\$2,337,500

CLOSED SALES

2

DAYS ON MARKET

191

ACTIVE LISTINGS

19

\$1.179M - 6.6M

UCB/PENDING

1

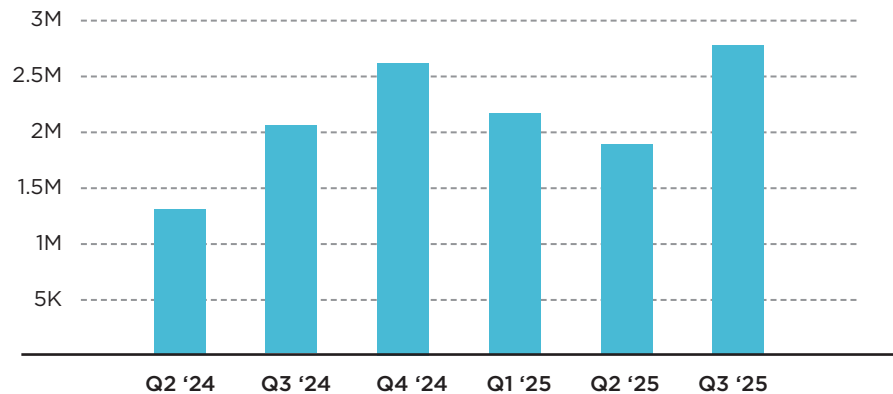
\$1,395,000

NOTABLE SALES

6602 N Arizona Biltmore Circle.....\$3,275,000

3120 E Squaw Peak Circle.....\$1,400,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 11/02/2025

New Listings + Recent Sales



8 Biltmore Est 110, Phoenix, AZ 85016
3 Bed | 2.5 Bath | Fairway Lodge at the Biltmore



3313 N 43rd Pl, Phoenix, AZ 85018
4 Bed | 2 Bath | 1,530 Sq Ft



3309 E Montecito Ave, Phoenix, AZ 85018
Represented the Seller | Under Contract in 72 Hours



2802 E Camino Acequia Dr 58, Phoenix, AZ 85016
2 Bed | 2 Bath | AZB Hotel Villas



3186 E Stella Ln, Phoenix, AZ 85016
3 Bed | 3.5 Bath | Biltmore Greens



3045 N 37th Way, Phoenix, AZ 85018
3 Bed | 2.5 Bath | Harmony at Arcadia



6191 N 29th Pl, Phoenix, AZ 85016
Represented the Seller



4444 N 25th St #11, Phoenix, AZ 85016
2 Bed | 2.5 Bath | 1,673 Sq Ft

New Listings + Recent Sales



4435 N 35th St, Phoenix, AZ 85018
3 Bed | 3 Bath | 2,334 Sq Ft



4438 N 27th St #27, Phoenix, AZ 85016
3 Bed | 3.5 Bath | Rosedale Residences



4243 E Avalon Dr, Phoenix, AZ 85018
4 Bed | 3 Bath | 2,704 Sq Ft



3905 E Sierra Vista Dr, Paradise Valley, AZ 85253
3 Bed | 3.5 Bath | Paradise Reserve



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



4059 E Whitton Ave, Phoenix, AZ 85018
4 Bed | 3 Bath | 2,625 Sq Ft



6512 N 31st Way, Phoenix, AZ 85016
3 Bed | 3.5 Bath | Biltmore Mountain Villas



3821 E Devonshire Ave, Phoenix, AZ 85018
5 Bed | 3.5 Bath | 3,571 Sq Ft

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

If you are currently working with a Realtor, please disregard this notice. This is not an attempt to solicit a listing.

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Help Us Support These Local Foundations at Our Upcoming Holiday Events

PHOENIX CHILDREN'S HOSPITAL

WWW.PHOENIXCHILDRENS.ORG

Phoenix Children's has provided hope, healing, and the best healthcare for kids since 1983. They provide inpatient, outpatient, trauma, and emergency care across 75+ subspecialties.

Consider bringing a new, unwrapped toy to our Pop-Up Market or Photos with Santa Events, or donate online!

GOOD SOLES

WWW.GOODSOLES.AZ.COM

Helping all souls, have good soles! A 501(c)(3) non-profit organization giving as many shoes, to as many souls, as possible.

Consider registering for the Arcadia Turkey Trot on November 27th! 100% of all proceeds help to provide as many kids as possible with new shoes for the school year!



A Shaddock Company

WHERE EXPERIENCE MATTERS

www.LTAAG.com | 602.748.2800

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Keep it Local...**RELENTLESSLY LOCAL™**

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