

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE

JANUARY 2026



Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

www.TheBrokery.com // 602.892.4444



A wide-angle photograph of a modern, open-concept living space. The room features a high, vaulted ceiling with recessed lighting. On the left, a curved staircase with a dark metal railing and wooden handrail leads to an upper level. Below the stairs is a circular built-in bench. The floor is made of light-colored wood. In the foreground, a large, dark leather trunk with metal studs and handles sits on a blue rug. To the right, a light-colored sectional sofa is positioned in front of a large window that looks out onto a green lawn. A dining table with a dark wood frame and a light-colored top is visible in the background. A modern, spherical pendant light hangs from the ceiling. The overall atmosphere is bright and airy, with a mix of natural and modern materials.

Open Concept Design, Abundant
Natural Light, and Timeless Finishes

RANCHO DEL MONTE

3821 E DEVONSHIRE AVE, PHOENIX, AZ 85018

5 BED | 3.5 BATH | 3,571 SQ FT

The Brokery's 2025 Community Impact

We opened The Brokery's Arcadia branch office in 2017 with 7 real estate advisors. Today, we have 5 locations and we are home to over 130 advisors who currently transact more than \$500,000,000 in real estate annually. Our growth has been fueled by neighbors like yourself who have referred and championed our business from day one. We are truly humbled by the support and we will continue to keep our promise of being **Relentlessly Local™**.

When you choose a local business like ours, more of your dollars stay right here to make an impact in our communities. In 2025, we are proud to say that we made a big effort to give back. With your support we had the privilege to help over 500 families with their real estate needs. Through these unique relationships, we gained a better understanding of what is truly important to our clients in their everyday lives. In turn, we made a purposeful effort to channel our profits back into the local schools, charities, and events that our clients are passionate about.

Thank you again for a phenomenal year and we look forward to seeing you around the neighborhood in 2026!

Tucker Blalock



THE BROKERY

Tucker Blalock Managing Broker, Co-Founder
602.561.0445 | Tucker@TheBrokery.com

Oleg Bortman Associate Broker, Co-Founder
602.402.2296 | Oleg@TheBrokery.com



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.



Support + Donations:

Phoenix Children's Hospital
 Fresh Start Women's Organization
 Love Pup
 Wiggled Out
 Good Soles
 Arizona Broadway Theater

Events Hosted or Sponsored:

Turkey Trot Sponsor
 5 Community Markets with 100+ Vendors
 4 Free Coffee Events
 2 Free Movie Events
 2 Free Santa Photo Events



A high-end modern home with a large pool and patio. The house features white siding, large windows, and a stone pillar. A large pergola with string lights covers the patio area. A swimming pool with a blue tile border and a stone deck is in the foreground. The sky is clear blue.

High-End Living with Every Luxury Upgrade Imaginable

THE SYCAMORE

4416 N 37TH WAY | PHOENIX, AZ 85018

4 BED | 5.5 BATH | 4,371 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 December 2025.

AVERAGE SALES PRICE

\$1,139,091

CLOSED SALES

11

DAYS ON MARKET

54

ACTIVE LISTINGS

22

\$725K - 2.995M

UCB/PENDING

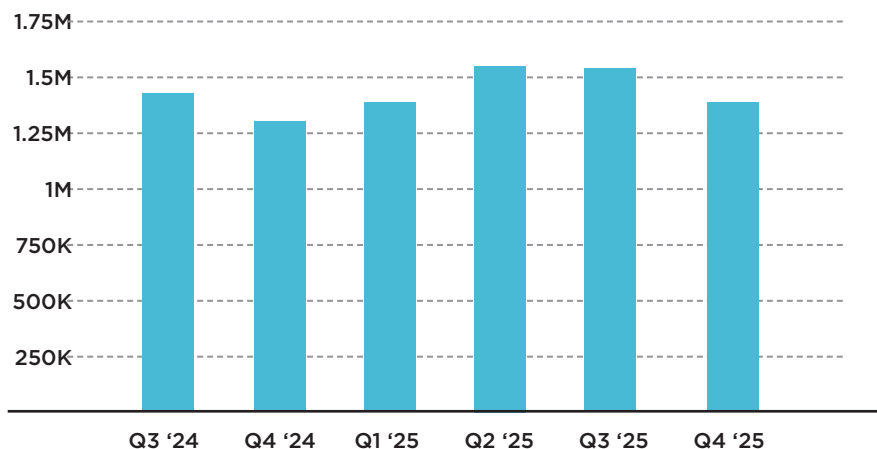
10

\$874.9K - 3.95M

NOTABLE SALES

4215 N 34th St.....	\$2,250,000	4301 E Montecito Ave.....	\$975,000
3511 E Coolidge St.....	\$1,650,000	4814 N 35th St.....	\$880,000
3627 E Hazelwood St.....	\$1,550,000	3248 E Roma Ave.....	\$750,000
3901 E Highland Ave.....	\$1,500,000	4310 N 42nd Pl.....	\$660,000
3330 E Glenrosa Ave.....	\$1,300,000	4208 N 35th Way.....	\$525,000
4144 N 36th St.....	\$490,000		

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 01/02/2026.



A FAMILY OWNED POOL COMPANY YOU CAN COUNT ON



SERVICES OFFERED

- » New Pool & Landscape 3D Design & Build
- » Pool Cleaning & Equipment Repairs
- » Pool Remodel Services
- » BBQ Islands, Firepits
- » Baja Shelf & Spa Additions
- » Turf, Putting Greens, Pavers & Pergolas
- » Landscaping Install & Lighting

CALL TODAY

for a **FREE no hassle design consultation** for your project!



**40 YEARS
COMBINED EXPERIENCE!**

3D DESIGN | NEW BUILD | REMODEL | WEEKLY SERVICE | REPAIR | PAVERS | TURF | PERGOLAS & MORE

602.315.6997

BLUEFINPOOLCOMPANY.COM

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 December 2025.

AVERAGE SALES PRICE

\$4,456,000

CLOSED SALES

5

DAYS ON MARKET

98

ACTIVE LISTINGS

30

\$1.59M - 12.995M

UCB/PENDING

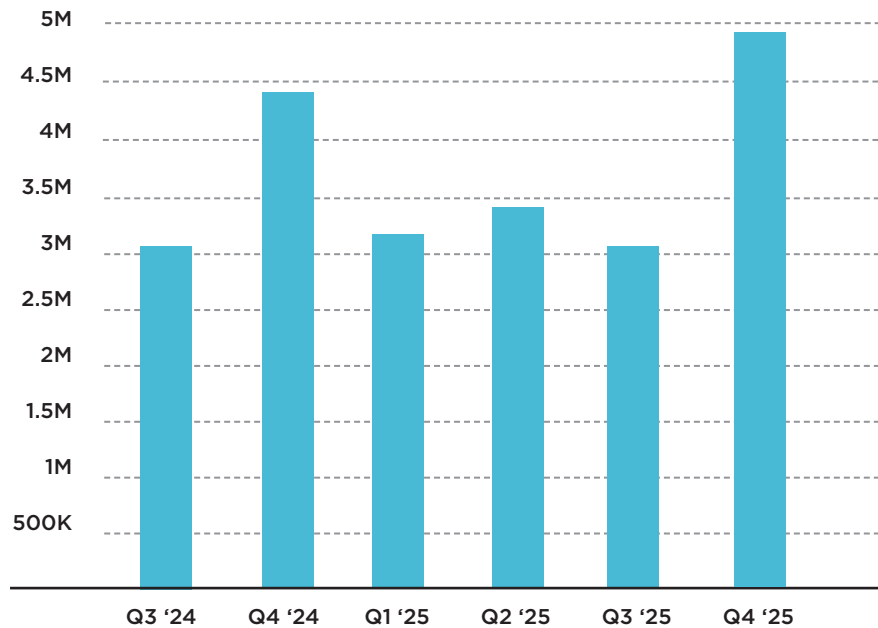
8

\$1.85M - 13M

NOTABLE SALES

5934 E Calle Del Sud.....	\$7,250,000
5538 E Lafayette Blvd.....	\$5,500,000
6301 E Exeter Blvd.....	\$3,880,000
6039 E Calle Camelia.....	\$3,150,000
3817 N Jokake Dr.....	\$2,500,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 01/02/2026

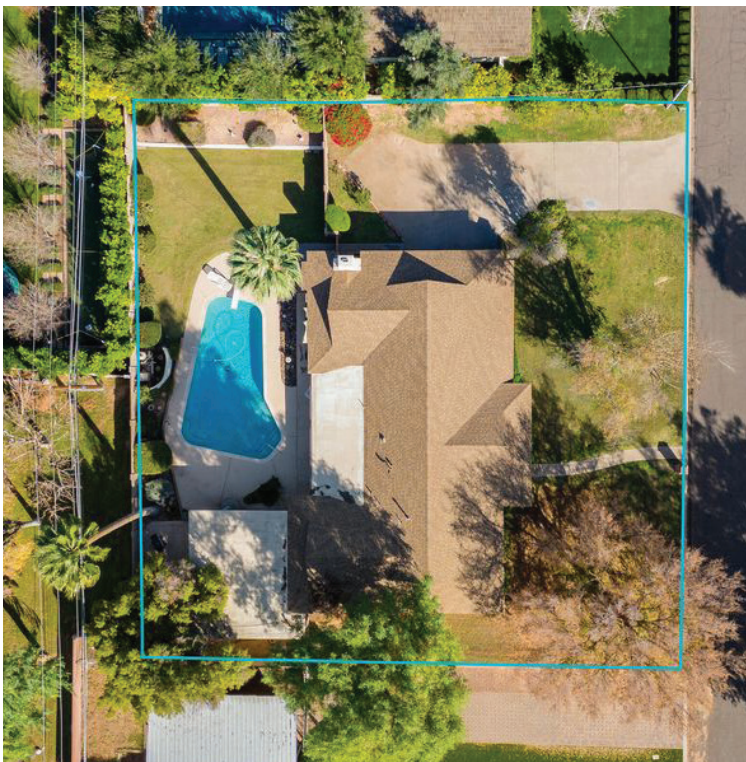


Prime Arcadia Proper Lot

4108 N 52ND ST

Phoenix, AZ 85018

Rare opportunity to build your own equity on a prime Arcadia Proper lot! Over 16,000+ sq.ft. lot tucked into a private street with new multi-million dollar homes on all sides. No through traffic, short distance to Hopi Elementary School, and easy canal access.



Your dream home. *Our dream design.*



CONSULTATIONS • DESIGN • IMPLEMENTATION
BUILD & BEAUTIFICATION

**CALL TODAY
FOR A FREE
CONSULTATION!**

602.361.7544

**MENTION THE
BROKERY FOR A
10% DISCOUNT!**

DTR is a privately-owned business that specializes as a credible team of home renovators, landscapers and builders with a proven reputation.

We have been successful in the industry for over 12 years, so you can be confident that your results are nothing short of exceptional.

No matter what type of job you're looking to have done we can help!



602-361-7544



Neri36mx@gmail.com

BILTMORE

Stats for single-family sales from Camelback Rd north to Piastewa Peak, and N 24th St east to N 32nd St.
Based on home sale data from December 2025.

AVERAGE SALES PRICE

\$2,084,667

CLOSED SALES

3

DAYS ON MARKET

20

ACTIVE LISTINGS

14

\$998K - 6.6M

UCB/PENDING

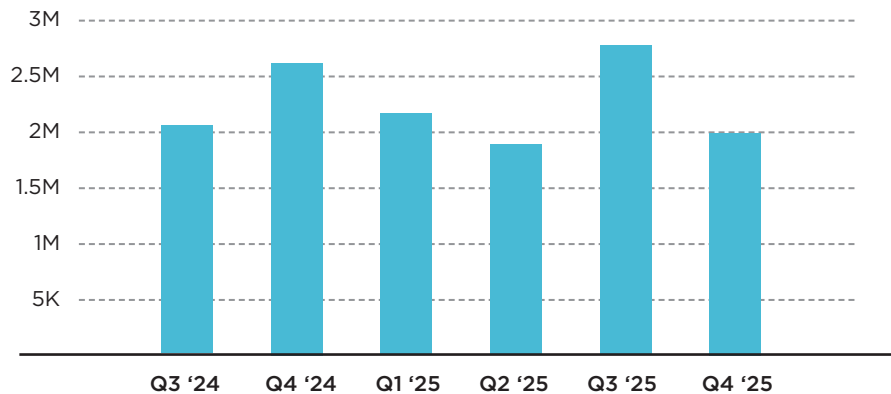
6

\$1.179M - 2.995M

NOTABLE SALES

6512 N 31st Way.....	\$2,500,000
3169 E Sierra Vista Dr.....	\$2,075,000
6264 N 31st Way.....	\$1,679,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 01/02/2026

New Listings + Recent Sales



JUST SOLD

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



JUST LISTED

3604 E Orange Dr, Phoenix, AZ 85018
3 Bed | 2.5 Bath | 2,526 Sq Ft



FOR LEASE

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



UNDER CONTRACT

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



JUST SOLD

3201 E Camino Sin Nombre, Paradise Valley, AZ 85253
5 Bed | 4.5 Bath | Biltmore Terraces



JUST LISTED

3116 E Rose Ln, Phoenix, AZ 85016
3 Bed | 2.5 Bath | Biltmore Greens



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

New Listings + Recent Sales



JUST LISTED

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



UNDER CONTRACT

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



JUST SOLD

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



UNDER CONTRACT

3137 E Maryland Ave, Phoenix, AZ 85016
3 Bed | 2.5 Bath | Biltmore Greens



JUST SOLD

6512 N 31st Way, Phoenix, AZ 85016
3 Bed | 3.5 Bath | 3,224 Sq Ft



JUST SOLD

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



JUST SOLD

3943 N 45th Pl, Phoenix, AZ 85018
3 Bed | 3 Bath | Windemere



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

A Plan for Progress: Starting 2026 With Purpose

Hi, Neighbors!

As we begin 2026, it's a great time to reflect on the year ahead and the opportunities it brings. Each new year offers the same number of days and the same potential—it's how we use that time that makes the difference.

One of the most effective ways to achieve meaningful goals is to start with a plan. Success rarely happens by accident. Rather than focusing on resolutions centered on what to stop doing, consider resolving to create a clear, intentional plan for the year ahead. Write down what you would like to achieve in all areas of your life, establish realistic timelines, and set achievable milestones along the way.

It's also important to remember that meaningful goals are rarely accomplished alone. Sharing your goals with trusted professionals or accountability partners can help keep you focused and on track.

At Blakely Walters Wealth Management, we are here to help you achieve your financial goals. As independent financial advisors and financial planners, we work with you to align your finances in a way that supports what matters most to you—this year and beyond.

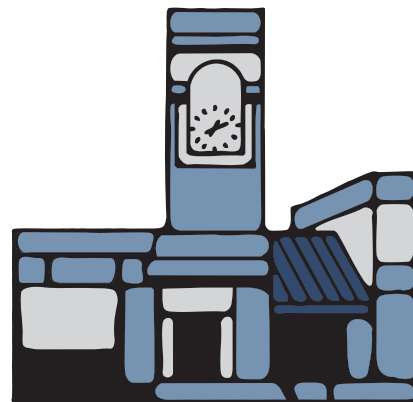
As our gift to you, we offer a complimentary consultation and a commitment to always put your best interests first. Through practical strategies, clear guidance, and ongoing support, we help you move confidently toward your goals. Please give us a call or use the QR code below to schedule your free planning session.

Here's to a successful and rewarding 2026.



Jim Blakely
Co-Founder, Blakely Walters Wealth Management

Securities offered through LPL Financial, Member FINRA/SIPC. Investment advice offered through Blakely Walters Wealth Management, a registered investment advisor and separate entity from LPL.



BLAKELY WALTERS
WEALTH MANAGEMENT



3333 N. Hayden Rd.
Scottsdale, AZ 85251



www.blakelywalters.com



(480)-776-5897



INFO@blakelywalters.com



Learn More

A Rare Offering in Arcadia Proper at \$4,500,000



ARCADIA PROPER

4725 N LAUNFAL AVE, PHOENIX, AZ 85018

5 BED | 6.5 BATH | 6,307 SQ FT | DETACHED CASITA | 4 CAR GARAGE

THE BROKERY

LOCAL REAL ESTATE BROKERS



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.

PRSR STD
U.S. Postage
PAID
Phoenix, AZ
Permit No. 5514

ECRWSS

*****ECRWSSDDM*****

Postal customer
Phoenix, AZ

Your Home Is Worth More Than You Think!

Call us today at 602.888.6375 for a free home evaluation.



A Shaddock Company

WHERE EXPERIENCE MATTERS

www.LTAAG.com | 602.748.2800

At Landmark Title we set the standard for personal attention, security and service, because what's important to you is important to us. Visit us online at www.LTAAG.com to locate an office that best meets your convenience and geographical preferences. Your needs are our priority, and we are dedicated to ensuring your satisfaction with every interaction.



THE
BROKERY

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

Tucker Blalock & Oleg Bortman *Co-Founders*
www.TheBrokery.com | 602.892.4444