

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE
MAY 2025

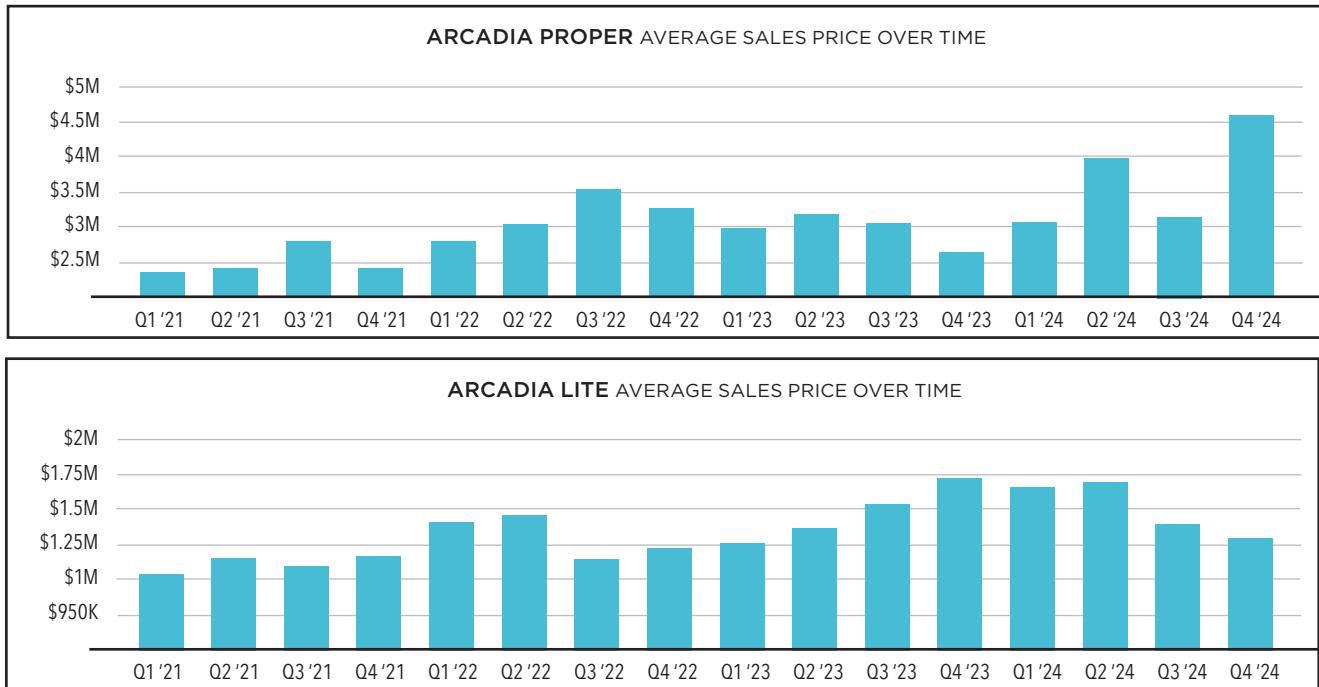
Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

www.TheBrokery.com // 602.892.4444



A Tale of Two Markets

UNDERSTANDING ARCADIA'S MARKET: THE ROLE OF INTEREST RATES AND BUYER DEMAND



In Arcadia Proper, changes in interest rates don't significantly affect the market. Over the past year, approximately 60% of sales were cash transactions. While the market did take some steps back as interest rates rose in 2023, Arcadia Proper has exploded over the past year with an average sales price of \$3,780,000 from 2024-2025 even as rates hovered around 7%.

In contrast, Arcadia Lite has struggled over the past few quarters as the sub \$2,000,000 market has been weighed down by the interest rate environment. While homes are still moving at a decent rate, prices have taken a breather. The demand in Arcadia Lite is always high so any tick down in rates will get people off of the sidelines and help pricing to rebound quickly.

If you would like more data driven insights about your home, feel free to call/text anytime at 602-561-0445.

Tucker Blalock



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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, compared month-over-month. Based on home sale data from April 2025.

AVERAGE SALES PRICE

\$2,675,583

CLOSED SALES

6

DAYS ON MARKET

51

ACTIVE LISTINGS

45

\$1.795M - 13.85M

UCB/PENDING

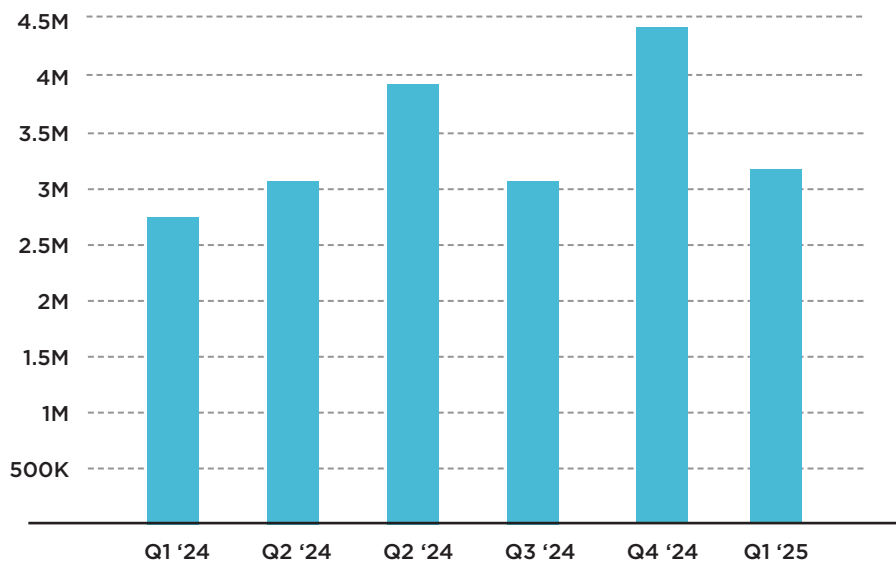
14

\$1.85M - 7.495M

NOTABLE SALES

5439 E Arcadia Ln.....	\$4,500,000
6319 E Mariposa St.....	\$3,350,000
6030 E Calle Del Sud St.....	\$3,136,000
4124 N 64th St.....	\$2,050,000
5501 E Camelback Rd.....	\$1,742,500
4501 E Calle Redonda.....	\$1,275,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 05/01/2025.

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 April 2025.

AVERAGE SALES PRICE

\$1,464,111

CLOSED SALES

9

DAYS ON MARKET

67

ACTIVE LISTINGS

30

\$680K - 4.75M

UCB/PENDING

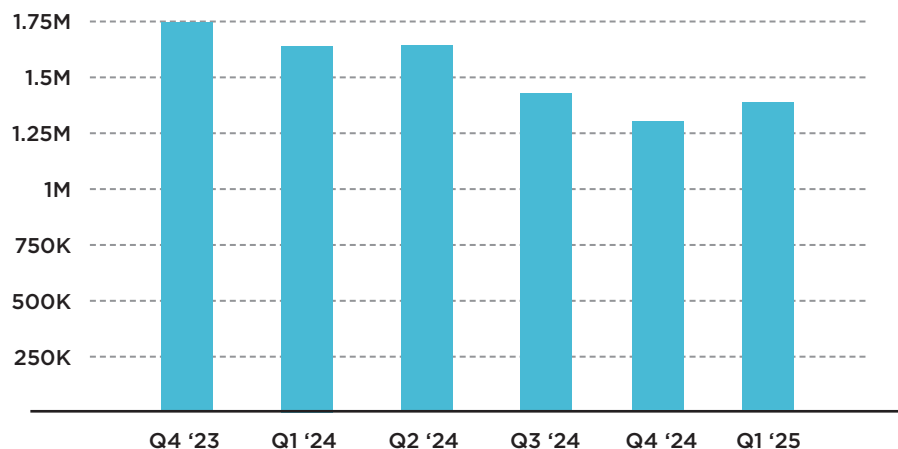
12

\$729K - 3.595M

NOTABLE SALES

3727 E Highland Ave.....	\$2,750,000	3509 E Highland Ave.....	\$1,123,500
3837 E Heatherbrae Dr.....	\$2,350,000	4307 E Turney Ave.....	\$865,000
3427 E Campbell Ave.....	\$2,195,000	3338 E Turney Ave.....	\$773,500
3312 E Sells Dr.....	\$1,595,000	3547 E Monterosa St.....	\$765,000
4220 N 35th St.....		\$760,000	

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 05/01/2025.

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 April 2025.

AVERAGE SALES PRICE

\$1,410,000

CLOSED SALES

7

DAYS ON MARKET

101

ACTIVE LISTINGS

26

\$1.024M - 10M

UCB/PENDING

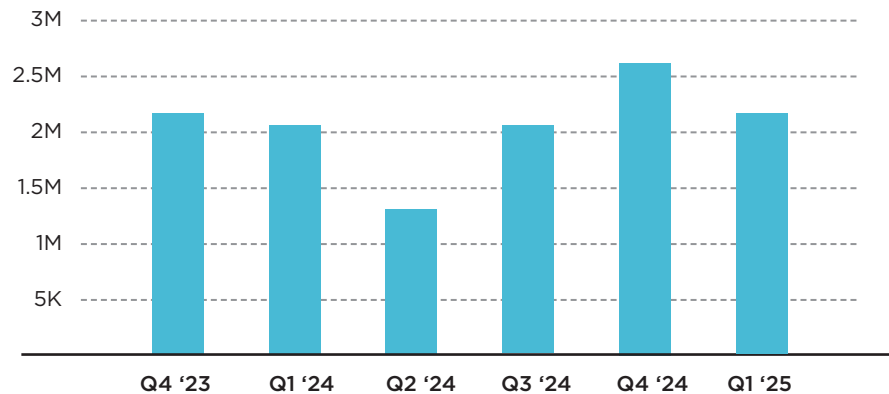
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\$1.225M - 4.5M

NOTABLE SALES

6508 N 28th St.....	\$1,750,000
3137 E Maryland Ave.....	\$1,640,000
6413 N 31st St.....	\$1,550,000
6515 N 31st Way.....	\$1,500,000
3010 E Sierra Vista Dr.....	\$1,430,000
3038 E Marlette Ave.....	\$1,050,000
3055 E Marlette Ave.....	\$950,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 05/01/2025

New Listings + Recent Sales



3045 E Marlette Ave, Phoenix, AZ 85016
3 Bed | 3 Bath | 2,125 Sq Ft



UNDER CONTRACT

2508 E Highland Ave, Phoenix, AZ 85016
3 Bed | 2 Bath | 1,250 Sq Ft



JUST LISTED

3117 E Campbell Ave, Phoenix, AZ 85016
4 Bed | 3.5 Bath | 3,257 Sq Ft



JUST LISTED

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



4201 N 35th St, Phoenix, AZ 85018
3 Bed | 2 Bath | 1,199 Sq Ft



6138 N 28th St, Phoenix, AZ 85016
2 Bed | 2 Bath | Biltmore Courts



JUST LISTED

3042 E Squaw Peak Cir, Phoenix, AZ 85016
3 Bed | 3 Bath | Biltmore Hillside Villas



5110 E Verde Ln, Phoenix, AZ 85018
5 Bed | 3 Bath | 1,933 Sq Ft

New Listings + Recent Sales



JUST LISTED

3229 E Campbell Ave, Phoenix, AZ 85018
4 Bed | 3.5 Bath | 3,110 Sq Ft



4035 E Indianola Ave, Phoenix, AZ 85018
3 Bed | 2.5 Bath | Arcadia Lite



SOLD IN 14 DAYS

3647 E Elm St, Phoenix, AZ 85018
Represented the Seller



JUST LISTED

4331 N 19th Pl, Phoenix, AZ 85016
4 Bed | 2.5 Bath | 2,331 Sq Ft



3601 N 55th Pl, Phoenix, AZ 85018
5 Bed | 4.5 Bath | Arcadia Proper



JUST SOLD

5133 N 34th Pl, Phoenix, AZ 85018
Represented the Seller in Andorra



SOLD IN 33 DAYS

3727 E Highland Ave, Phoenix, AZ 85018
Represented the Seller



3047 E Marshall Ave, Phoenix, AZ 85016
2 Bed | 2 Bath | Biltmore Shores

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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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TAKE TIME SPEAK YOUR MIND

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Speak Your Mind is a purpose-driven organization dedicated to building a global community that supports mental well-being for all. Their vision is a world where everyone has a safe, affordable, and uplifting space to connect, be themselves, and prioritize their mental wellness.

FRESH START WOMEN'S FOUNDATION

WWW.FRESHSTARTWOMEN.ORG

Fresh Start provides access and resources that help women achieve self-sufficiency and use their strength to thrive, empowering women as they become heroes of their own story. Fresh Start helps women to gain valuable life skills, career resources, and support from their team.

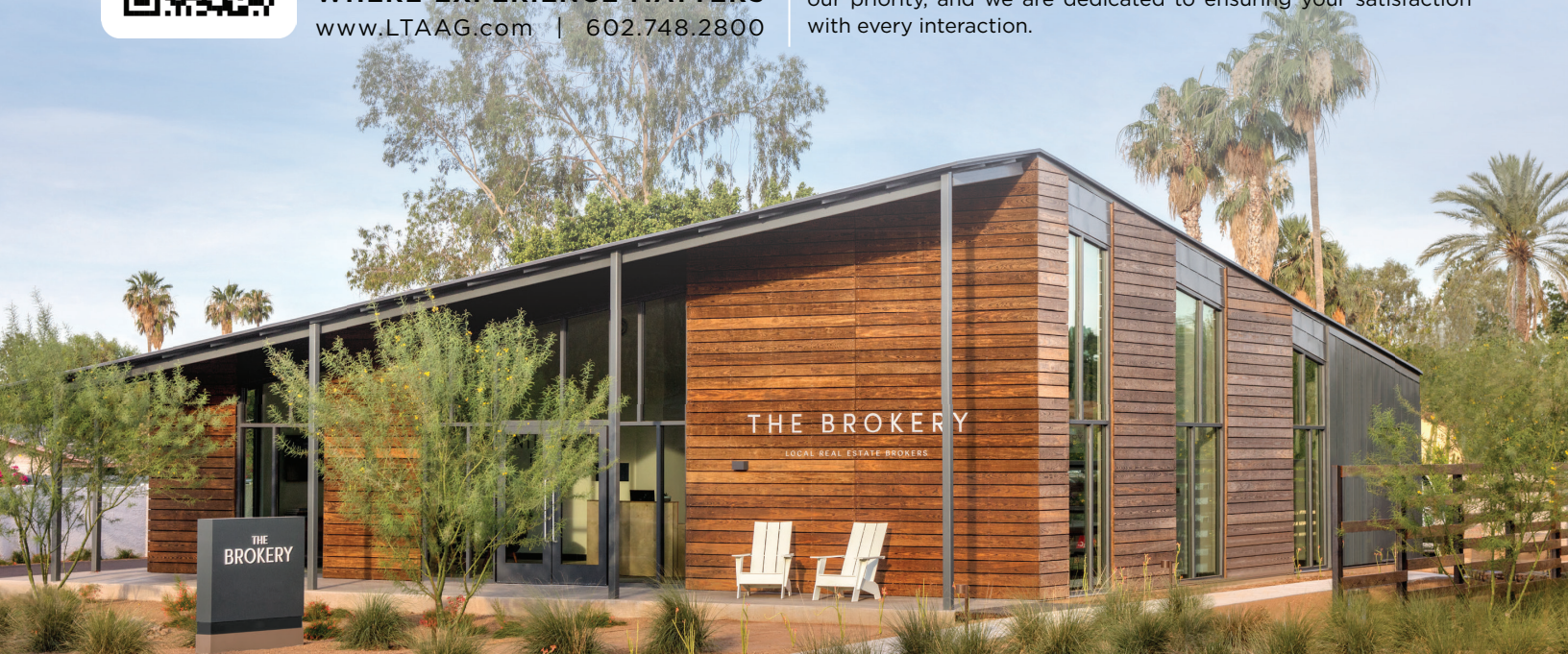


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