

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE

MARCH 2026



Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

www.TheBrokery.com // 602.888.6375





Newly Built by Thomas James Homes with Exceptional Modern Style

SHERWOOD TOWNE

5513 E VERDE LN, PHOENIX, AZ 85018

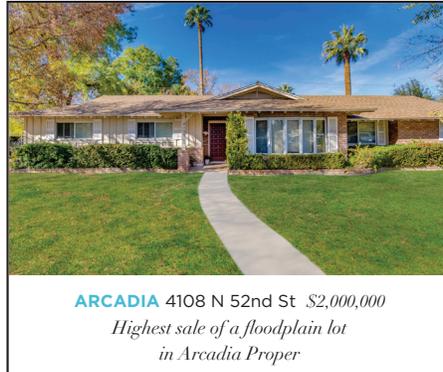
5 BED | 4.5 BATH | 3,066 SQ FT

Record Breaking Sales

Since the beginning of the year, two homes in Arcadia and one in Biltmore closed at record-breaking prices. In all three transactions, we represented the Seller!

**Record prices are not about luck or perfect timing.
They are about preparation and a deeper understanding of the market.**

Each property had its own story and its own challenges. Achieving these outcomes required understanding not just what the market had done, but where it was willing to go.



When ceilings move in Arcadia and Biltmore, it is rarely accidental. It is the result of our disciplined strategy, strong relationships, and the trust our clients place in us to execute at the highest level.

**Anyone can list your home, but when it comes to maximizing your sale, nobody does it better.
The choice is obvious. The choice is us.**

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.

WHERE

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MATTERS

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WHO WE ARE

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WHY PARTNER WITH US

- Direct carrier — no brokers, no outsourcing
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- W-2, background-checked mover athletes
- Company Cam + digital inventory to protect client belongings.
- Nationwide long-distance capability

YOUR BENEFITS

- Preferred pricing for The Brokery agents & clients as a preferred partner
- Strengthen your reputation as a trusted advisor
- Give your clients a stress-free relocation
- Nationwide long-distance coverage PLUS trusted local moving referrals
- Client belongings remain in our possession at all times
- Dedicated long-distance team for direct support — no hotlines or bad numbers



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One-Of-A-Kind Custom Contemporary Home

MARSHALL PARKWAY

3834 N 34TH ST, PHOENIX, AZ 85018

4 BED | 3.5 BATH | 3,036 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 February 2026.

AVERAGE SALES PRICE

\$1,710,388

CLOSED SALES

9

DAYS ON MARKET

53

ACTIVE LISTINGS

33

\$665K - 4.499M

UCB/PENDING

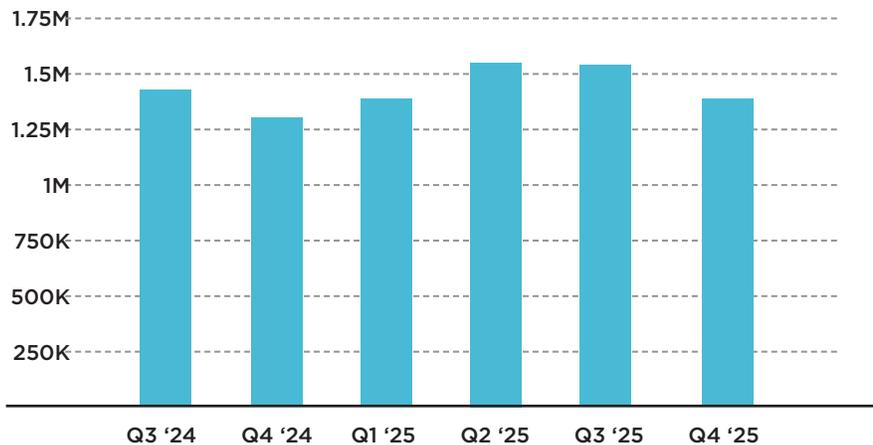
11

\$1.185 - 3.95M

NOTABLE SALES

3743 E Hazelwood St.....	\$3,663,490	3335 E Mariposa St.....	\$1,295,000
3507 E Coolidge St.....	\$2,400,000	4101 E Coolidge St.....	\$1,385,000
4307 E Sells Dr.....	\$2,395,000	3939 E Heatherbrae Dr.....	\$785,000
4208 N 41st Pl.....	\$2,190,000	3807 E Devonshire Ave.....	\$725,000
		4120 E Campbell Ave.....	\$799,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 02/28/2026.

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- » Baja Shelf & Spa Additions
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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 February 2026.

AVERAGE SALES PRICE

\$4,039,062

CLOSED SALES

13

DAYS ON MARKET

69

ACTIVE LISTINGS

52

\$1.525 - 12.7M

UCB/PENDING

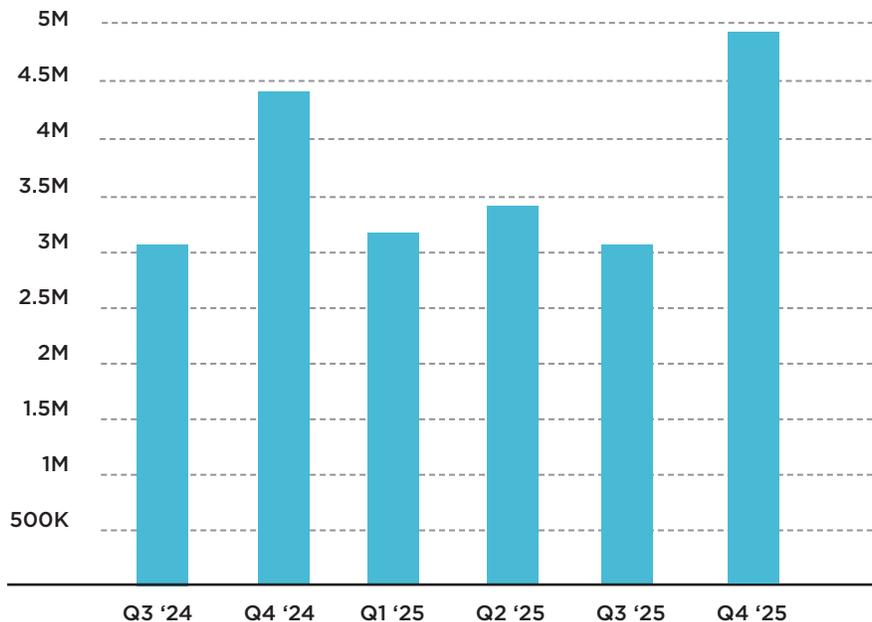
11

\$1.495 - 18.25M

NOTABLE SALES

6733 E Exeter Blvd.....	\$11,650,000	5517 E Mariposa St	\$3,995,000
4647 E Calle Del Norte.....	\$6,500,000	6302 E Lafayette Blvd.....	\$3,995,000
5941 E Lafayette Blvd.....	\$5,800,000	4515 E Calle Del Norte.....	\$3,600,000
6113 E Calle Del Norte.....	\$4,749,500	4525 E Calle Ventura.....	\$2,649,000
5739 E Calle Del Paisano.....	\$4,175,000	4122 N 56th ST.....	\$2,189,900
		4108 N 52nd St.....	\$2,000,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 02/28/2026.

Semi-Custom Modern Farmhouse Premium Cul-de-Sac Lot

THE SYCAMORE

4408 N 37TH WAY, PHOENIX, AZ 85018

4 BED | 4.5 BATH | 3,090 SQ FT



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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 Piestewa Peak, and N 24th St east to N 32nd St.
Based on home sale data from February 2026.

AVERAGE SALES PRICE

\$1,652,000

CLOSED SALES

5

DAYS ON MARKET

88

ACTIVE LISTINGS

20

\$950K - 6.6M

UCB/PENDING

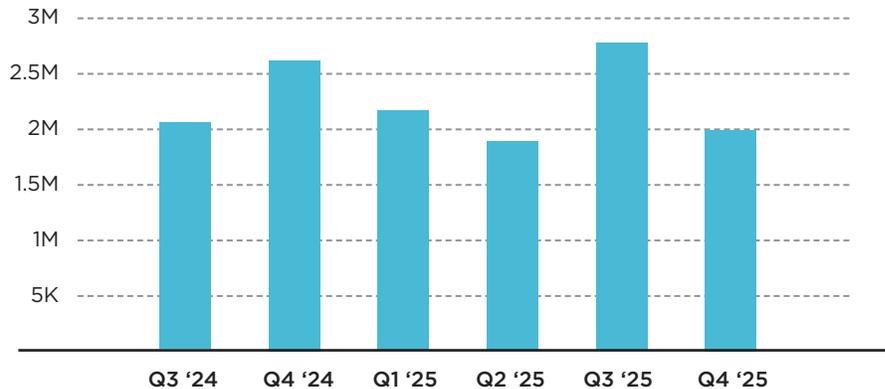
9

\$1.15 - 4.95M

NOTABLE SALES

3186 E Stella Ln.....	\$2,995,000
2737 E Arizona Biltmore Cir 4.....	\$1,600,000
3124 E Squaw Peak Cir.....	\$1,425,000
5409 N 25th St.....	\$1,325,000
3101 E Claremont Ave.....	\$1,150,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 02/28/2026.

New Listings + Recent Sales



4725 N Launfal Ave, Phoenix, AZ 85018
5 Bed | 6.5 Bath | Detached Casita



4416 N 37th Way, Phoenix, AZ 85018
4 Bed | 5.5 Bath | 4,371 Sq Ft



JUST SOLD

3604 E Orange Dr, Phoenix, AZ 85018
Represented the Seller | Under Contract Prior to Market



4444 N 25th St #11, Phoenix, AZ 85016
2 Bed | 2.5 Bath | Encue Biltmore



JUST SOLD

3186 E Stella Ln, Phoenix, AZ 85016
Represented the Seller | Record Breaking Sale



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



UNDER CONTRACT

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



2211 E Camelback Rd #402, Phoenix, AZ 85016
2 Bed | 3 Bath | 3,000 Sq Ft

New Listings + Recent Sales



UNDER CONTRACT

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



JUST LISTED

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



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



JUST SOLD

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



JUST LISTED

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



JUST LISTED

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



JUST SOLD

3101 E Claremont Ave, Phoenix, AZ 85016
Represented the Seller + Buyer Prior to Market



JUST SOLD

5517 E Mariposa St, Phoenix, AZ 85018
Represented the Seller | Sold Prior to Market

A Plan for Progress: Starting 2026 With Purpose

Hi, Neighbors!

A dollar spent today may buy you the same thing tomorrow, but in 10 years, it will likely be worth only about half of its current value. This is due to inflation, meaning the cost of goods and services rise over time (a nicer way of saying the dollar slowly loses purchasing power).

Today, there are FDIC-insured money market savings accounts offering interest rates above 4%. However, that interest is taxed as ordinary income, so after taxes, the real return is often closer to 3% or less, depending on your tax bracket. With inflation reported at 2.7% last year according to the Consumer Price Index, even the highest-yield CDs or money market accounts likely helped you break even at best.

The reality is that cash doesn't grow wealth and by design, it never will, no matter where it's parked. That's why it's important to invest rather than hold more cash than you need for emergencies and near-term expenses if you want your savings to truly work for you.

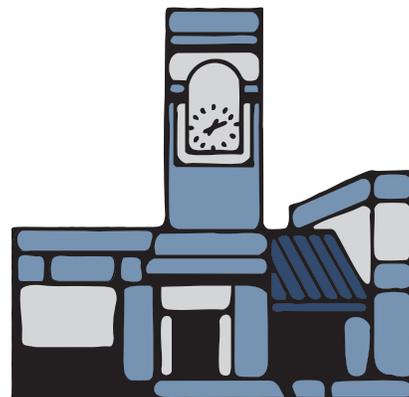
Understanding which investments are most likely to outpace inflation and which make sense for your specific situation can feel complicated. That's where Blakely Walters Wealth Management comes in. If you don't currently have a solid plan for your hard-earned dollars, or if you'd simply like a second opinion, I invite you to schedule a complimentary meeting.

We look forward to helping you build wealth that lasts.



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.



B/W

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5517

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