

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE

JULY 2026

Prepared by Tucker Blalock + Oleg Bortman, Co-Founders

www.TheBrokery.com // 602.888.6375



Rare Opportunity to Own *within the* Iconic Arizona Biltmore Resort!



BILTMORE HOTEL VILLAS

2802 E CAMINO ACEQUIA DR #2, PHOENIX, AZ 85016

2 BED | 2.5 BATH | 1,628 SQ FT

A Strong Start to 2026

Thank You, Arcadia

The first half of 2026 has been exceptionally strong for our team at The Brokery. Together, we have now surpassed more than \$400 million in residential sales across the Valley this year!

As one of the only true local real estate companies still operating, we appreciate all of the support and referrals you have sent our way over the years. We are truly living out our why and grateful for the opportunity to serve so many of you.

As Summer arrives, we hope everyone has a chance to enjoy time with family, travel, pool days, late dinners, and everything else that makes summers in Arizona memorable.

Thank you again for your continued support, referrals, and trust in our team.

Enjoy your summer, Arcadia.

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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THE BROKERY

LOCAL REAL ESTATE BROKERS



WHO WE ARE

- Independent, locally owned Arizona moving company
- 30,000+ moves since 2008
- 500+ 5-star Google reviews
- Full-service moving: local, long-distance, storage, packing

WHY PARTNER WITH US

- Direct carrier — no brokers, no outsourcing
- Binding estimates only
- Dedicated move coordinator for every client
- White-glove service, competitive pricing
- 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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A photograph of a modern, single-story house at dusk. A wide, paved stone walkway leads from the foreground to the front entrance of the house. The walkway is flanked by large, mature trees and manicured bushes. The house has large windows and a central entrance with a covered porch. The interior lights are on, and the exterior is illuminated by warm, low-profile lighting. The sky is a soft mix of pink and blue.

5502

Timeless Design.
Exceptional Arcadia Living.

ARCADIA PROPER

5 BED | 4.5 BATH | 5,858 SQ FT | .684 ACRES

Built in 2021, this extraordinary estate is situated within a prime cul-de-sac in the heart of Arcadia Proper.

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 June 2026.

AVERAGE SALES PRICE

\$1,659,417

CLOSED SALES

12

DAYS ON MARKET

80

ACTIVE LISTINGS

27

\$869K - 4.15M

UCB/PENDING

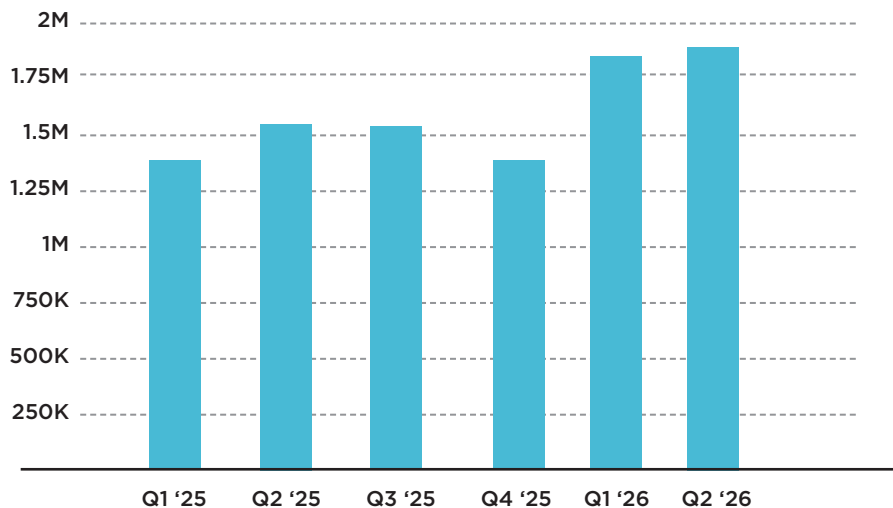
12

\$749K - 3.925M

NOTABLE SALES

3714 E Sells Dr.....	\$2,475,000	3247 E Sells Dr.....	\$1,560,000
4517 N 39th St.....	\$2,450,000	3821 E Devonshire Ave.....	\$1,550,000
4015 E Glenrosa Ave.....	\$2,400,000	3312 E Glenrosa Ave.....	\$1,195,000
4222 E Hazelwood St.....	\$2,100,000	3430 E Monterosa St.....	\$998,000
4029 E Patricia Jane Dr.....	\$1,930,000	4132 N 34th Pl.....	\$980,000
3841 E Elm St.....	\$1,600,000	4237 N 34th Pl.....	\$675,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 07/01/2026



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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 June 2026.

AVERAGE SALES PRICE

\$4,388,127

CLOSED SALES

16

DAYS ON MARKET

99

ACTIVE LISTINGS

23

\$2.199 - 11.25M

UCB/PENDING

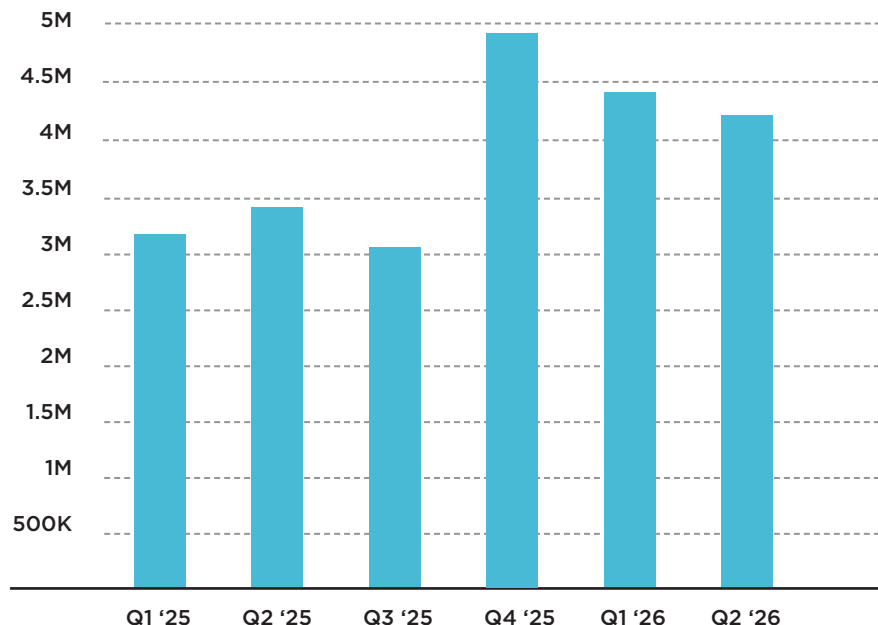
10

\$1.999 - 7.99M

NOTABLE SALES

4828 E Calle Del Medio.....	\$10,620,025	4419 N 46th Pl.....	\$3,800,000
5446 E Exeter Blvd	\$8,300,000	4030 N 54th Pl.....	\$3,825,000
4405 N Jokake Dr.....	\$6,050,000	5501 E Camelback Rd.....	\$3,225,000
5903 E Lafayette Blvd.....	\$5,700,000	6222 E Calle Del Paisano.....	\$2,940,000
4507 E Lafayette Blvd.....	\$5,250,000	4227 N 62nd St.....	\$2,550,000
4909 N 45th Pl.....	\$4,275,000	4510 E Calle Redonda.....	\$2,475,000
6141 E Calle Camelia.....	\$4,250,000	4577 E Calle Ventura.....	\$1,450,000
6522 E Calle Del Media.....	\$4,200,000	6429 E Calle Redondo St.....	\$1,300,000

AVERAGE SALES PRICE OVER TIME



AAI numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 07/01/2026

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602-361-7544



Neri36mx@gmail.com



Thoughtfully Reimagined in the Biltmore Greens

BILTMORE GREENS 4

3160 E STELLA LN | PHOENIX, AZ 85016

3 BED | 3.5 BATH | 2,725 SQ FT

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 June 2026.

AVERAGE SALES PRICE

\$2,356,750

CLOSED SALES

4

DAYS ON MARKET

44

ACTIVE LISTINGS

25

\$1.1 - 5.995M

UCB/PENDING

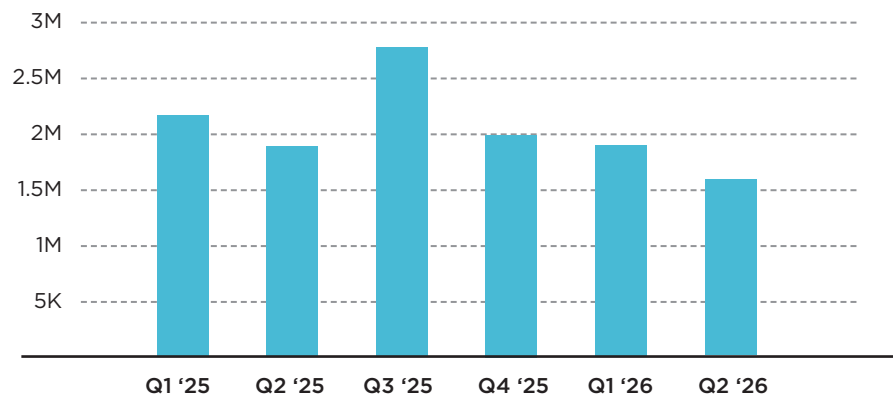
5

\$1.075 - 2.8M

NOTABLE SALES

69 Biltmore Est.....\$5,150,000
2531 E Marshall Ave.....\$1,500,000
6414 N 29th St.....\$1,725,000
3034 E Stella Ln.....\$1,050,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 07/01/2026

New Listings + Recent Sales

JUST LISTED



2409 E Solano Dr, Phoenix, AZ 85016
5 Bed | 4 Bath | Taliverde



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



5654 E Mesquite Ln, Phoenix, AZ 85018
5 Bed | 3 Full Bath | 2 Half Bath | 3,987 Sq Ft



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



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



JUST LISTED

6533 N 29th St, Phoenix, AZ 85016
4 Bed | 3.5 Bath | Biltmore Hillside Villas



UNDER CONTRACT

4545 N 42nd St #5, Phoenix, AZ 85018
Under Contract Prior to Market



2737 E Arizona Biltmore Cir #2, Phoenix, AZ 85016
3 Bed | 3 Bath | Biltmore Gates

New Listings + Recent Sales



JUST LISTED

3445 E Oregon Ave, Phoenix, AZ 85018
4 Bed | 3.5 Bath | 3,048 Sq Ft



JUST LISTED

6186 N 28th Pl, Phoenix, AZ 85016
3 Bed | 3 Bath | Biltmore Villas



JUST LISTED

4019 E Devonshire Ave, Phoenix, AZ 85018
5 Bed | 5.5 Bath | 3,380 Sq Ft



5207 N 24th St #104, Phoenix, AZ 85016
1 Bed | 1.5 Bath | Cloisters



JUST LISTED

6112 N 31st Pl, Phoenix, AZ 85016
3 Bed | 2.5 Bath | 3,109 Sq Ft



JUST SOLD

6414 N 29th St, Phoenix, AZ 85016
Represented the Seller + Buyer | Sold in 13 Days



JUST SOLD

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



JUST LISTED

4526 E Calle Tuberia, Phoenix, AZ 85018
5 Bed | 4.5 Bath | 3,935 Sq Ft

Building a Bucket Plan

Why Smart Homeowners Think in Buckets

Many people see their finances as one large pool of money. However, financially confident households often organize their savings and investments into different “buckets” based on when they expect to use the money. This strategy can create clarity, reduce risk, and encourage more disciplined financial decision-making.

At Blakely Walters, helping clients understand when and how they will use their assets is an important part of the planning process. When money is organized by time horizon, areas like tax planning, investment selection, and risk management often become much easier to understand.

Bucket 1: Short-Term Safety

This bucket is designed for near-term needs such as monthly expenses, emergencies, or upcoming purchases. It usually includes cash or conservative, easily accessible accounts. The goal of this bucket is stability and liquidity rather than growth. Having short-term reserves can help avoid selling long-term investments during periods of market volatility.

Bucket 2: Mid-Term Goals

The mid-term bucket is intended for goals over the next several years, such as home improvements, helping children financially, or supplementing income. Investments in this category may still seek growth but are generally managed with a moderate level of risk. The focus is balancing growth potential with preservation of assets.

Bucket 3: Long-Term Growth

This bucket is for money that may not be needed for 10 years or more. Because the timeline is longer, investments here may experience more short-term fluctuation in exchange for greater long-term growth potential. The objective is to help assets grow over time and keep pace with rising costs and inflation.

How Real Estate Fits into the Strategy

Real estate can play a meaningful role in a bucket-based approach:

- A primary residence may support long-term financial stability.
- Downsizing later in life may free up equity for shorter-term needs.
- Investment properties may provide income and long-term appreciation.

Because major real estate decisions can significantly impact a family’s financial structure, real estate professionals are often involved during important life transitions such as buying, selling, or relocating.

The Big Picture

The bucket strategy is not about predicting markets or guaranteeing outcomes. Instead, it is a practical way to give each dollar a purpose based on timing and financial goals. When money is organized thoughtfully, many people feel more confident making both financial and real estate decisions.

Contact our firm for more information or to explore your own bucket strategy.



Sloan Walters
Co-Founder, Blakely Walters Wealth Management



Jim Blakely (Left) &
Sloan Walters (Right)



BLAKELY WALTERS
WEALTH MANAGEMENT



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The opinions voiced in this material are for general information only and are intended to provide specific advice or recommendations for any individual.



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

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

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