

THE BROKERY

LOCAL REAL ESTATE BROKERS

ARCADIA + BILTMORE MARKET UPDATE
SEPTEMBER 2026

Prepared by Tucker Blalock + Oleg Bortman, Co-Founders
www.TheBrokery.com // 602.888.6375





Picturesque Mountain Views.
Beautifully Updated.

BILTMORE HILLSIDE VILLAS

4 BED | 3.5 BATH | 3,248 SQ FT

Refined hillside living meets effortless single-level luxury with sweeping mountain views.

Welcome Back, Phoenix!

This summer, my family and I traded the Arizona heat for a couple of weeks in La Jolla, CA and Sunriver, Oregon. If you are looking for a summer vacation spot in the Northwest I highly recommend Sunriver. It's a tight community of 4,000 homes and sits just 20 minutes south of Bend. It has endless trails, rivers, golf, and more for the whole family to enjoy amongst the pines.

As beautiful as those places are, I always love coming back home to our neighborhood. There are very few places that offer the lifestyle, charm, and sense of community that we enjoy every day with all of the amenities we could ask for within a few miles.

That same desirability continues to show up in our real estate market especially as places like Washington and California impose more taxes on their residents.

One thing I continue to see is that many homeowners have no idea what their home is actually worth. Over the past several years, values have climbed significantly, and many properties are worth far more than their owners realize.

Even if you have no intention of selling, it's important to understand what you own. Your home is likely your largest financial asset, and keeping up with its value is good knowledge for financial and estate planning.

Whether it's with me or someone else, I would highly recommend that you have someone put together a broker price opinion or appraisal for you and your counsel to review.

Enjoy the rest of your summer, and I'll see you around the neighborhood!

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.



YOUR LOCAL & LONG DISTANCE MOVING PARTNER

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



SCAN FOR YOUR
FREE QUOTE!

602.609.2971 | muscularmovingmen.com

Just Sold in Arcadia Proper

REPRESENTED THE SELLER



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 August 2026.

AVERAGE SALES PRICE

\$1,725,143

CLOSED SALES

7

DAYS ON MARKET

64

ACTIVE LISTINGS

29

\$750K - 3.995M

UCB/PENDING

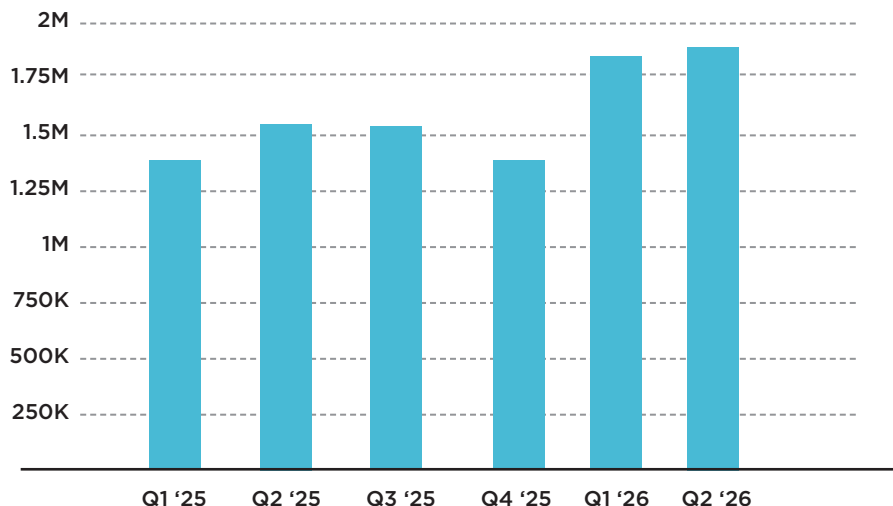
11

\$749K - 4.15M

NOTABLE SALES

3802 E Highland Ave.....	\$2,950,000
3430 E Mariposa St.....	\$2,850,000
3226 E Glenrosa Ave.....	\$2,200,000
4228 E Patricia Jane Dr.....	\$1,270,000
3447 E Coolidge St.....	\$1,012,000
4435 N 35th St.....	\$935,000
3834 E Indian School Rd.....	\$859,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 09/01/2026



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.
Based on home sale data from August 2026.

AVERAGE SALES PRICE

\$4,630,000

CLOSED SALES

5

DAYS ON MARKET

129

ACTIVE LISTINGS

20

\$1.75M - 11.25M

UCB/PENDING

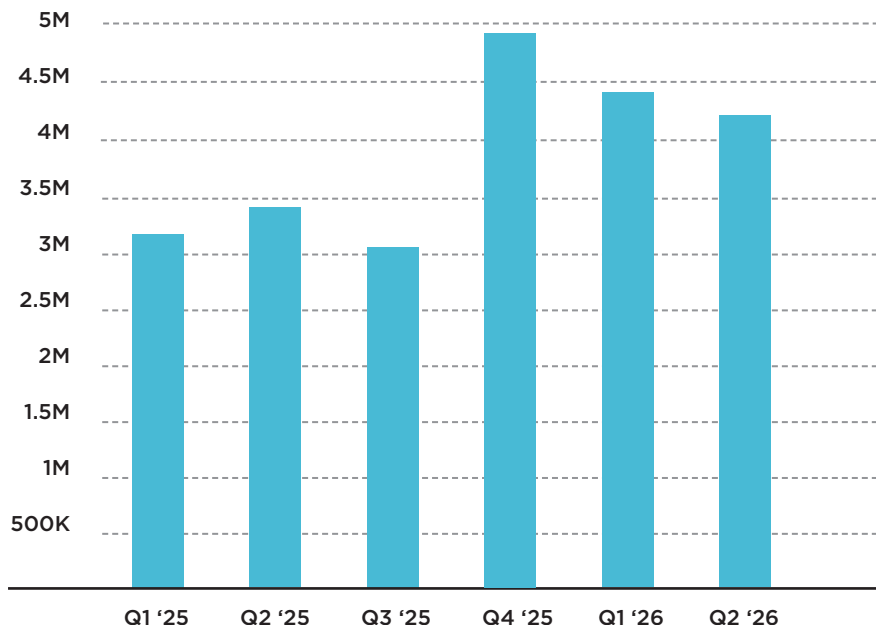
6

\$1.995M - 7.99M

NOTABLE SALES

5502 E Mariposa St.....	\$6,800,000
6302 E Calle Del Norte.....	\$6,000,000
3834 N Jokake Dr.....	\$3,900,000
6416 E Calle Camelia.....	\$3,525,000
4602 E Exeter Blvd.....	\$2,925,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 09/01/2026

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

Sold in 21 Days at the Arizona Biltmore



BILTMORE HOTEL VILLAS

REPRESENTED THE SELLER

2 BED | 2.5 BATH | 1,628 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 August 2026.

AVERAGE SALES PRICE

\$3,550,000

CLOSED SALES

1

DAYS ON MARKET

418

ACTIVE LISTINGS

17

\$1.2M - 4.5M

UCB/PENDING

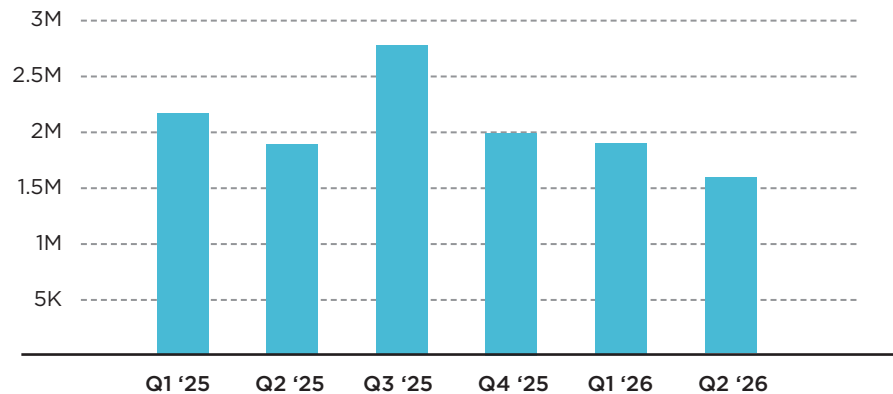
5

\$1.0M - 5.995M

NOTABLE SALES

94 Biltmore Est Dr.....\$3,550,000

AVERAGE SALES PRICE OVER TIME



All numbers are deemed reliable, but not guaranteed. Active/UCB Stats from 09/01/2026

New Listings + Recent Sales



ARCADIA LITE
4 Bed | 4.5 Bath | 3,090 Sq Ft



BILTMORE HILLSIDE VILLAS
3 Bed | 3 Bath | 3,315 Sq Ft



BILTMORE HILLSIDE VILLAS
4 Bed | 3.5 Bath | 3,248 Sq Ft



BILTMORE GREENS
3 Bed | 3.5 Bath | 2,725 Sq Ft



ARCADIA LITE
3 Bed | 2.5 Bath | 1,386 Sq Ft



JUST SOLD

PARADISE VALLEY
Represented the Seller



UNDER CONTRACT

ARCADIA LITE
4 Bed | 3 Bath | 2,762 Sq Ft



UNDER CONTRACT

ARCADIA LITE
3 Bed | 2 Bath | 1,582 Sq Ft

New Listings + Recent Sales



JUST LISTED

TALIVERDE

5 Bed | 4 Bath | 4,256 Sq Ft



BILTMORE VILLAS 2

3 Bed | 3 Bath | 1,965 Sq Ft



ARCADIA LITE

5 Bed | 5.5 Bath | 3,380 Sq Ft



JUST LISTED

CAMELBACK MOUNTAIN

5 Bed | 3 Full Bath | 2 Half Bath | 3,987 Sq Ft | .89 Acres



UNDER CONTRACT

BILTMORE GREENS 3

3 Bed | 2.5 Bath | 3,109 Sq Ft



JUST LISTED

BILTMORE COURTS 2

2 Bed | 2 Bath | 1,185 Sq Ft



JUST LISTED

BILTMORE COURTS

2 Bed | 2 Bath | 1,185 Sq Ft



JUST SOLD

ARCADIA LITE

Represented the Seller

A Message from Blakely Walters Wealth Management

Balancing Growth and Protection: Is a RILA Right for Your Portfolio?

For investors navigating market volatility, the core challenge is simple: how do you capture equity growth without exposing capital to major downturns?

A **Registered Index-Linked Annuity (RILA)**, or “buffered annuity”, offers a compelling middle ground designed with the goal to optimize upside while establishing defined downside guardrails.

Key Advantages

- **Custom Downside Risk Management:** Utilize buffers (where the insurer absorbs the first 10%–100% of losses) or floors to guard your capital.
- **Higher Growth Potential:** Offers significantly higher cap and participation rates than traditional fixed index annuities.
- **Tax-Deferred Growth:** Compounds tax-deferred, avoiding annual capital gains liabilities.

Important Considerations

- **Capped Upside:** Most contracts have a cap on returns for each crediting period in exchange for a defined level of downside risk management, although some RILAs do not have caps.
- **Partial Risk:** Unlike traditional fixed annuities, losses exceeding your buffer can still impact principal.
- **Liquidity Terms:** Designed for medium- to long-term allocations (typically 3–6 years).

Find the Optimal Contract for Your Wealth Plan

RILA features, caps, and index strategies vary widely by carrier. Selecting the right contract requires matching your specific tax situation and risk tolerance with top-tier institutional products.

Schedule a Private Evaluation

Contact our office today for a personalized, no-obligation consultation to see if a RILA belongs in your portfolio.



Jim Blakely
Co-Founder, Blakely Walters Wealth Management

Blakely Walters Wealth Management and LPL Financial are separate entities.

The LPL Financial registered representative(s) associated with this website may discuss and/or transact business only with residents of the states in which they are properly registered or licensed. No offers may be made or accepted from any resident of any other state. Fixed and Variable annuities are suitable for long-term investing, such as retirement investing. Gains from tax-deferred investments are taxable as ordinary income upon withdrawal. Guarantees are based on the claims paying ability of the issuing company. Withdrawals made prior to age 59 ½ are subject to a 10% IRS penalty tax and surrender charges may apply. Variable annuities are subject to market risk and may lose value.



Jim Blakely (Left) &
Sloan Walters (Right)



BLAKELY WALTERS
WEALTH MANAGEMENT



3333 N. Hayden Rd.
Scottsdale, AZ 85251



www.blakelywalters.com



(480)-776-5897



INFO@blakelywalters.com



Learn More

Securities and advisory services offered through LPL Financial, a registered investment advisor, Member FINRA/SIPC. The opinions voiced in this material are for general information only and are intended to provide specific advice or recommendations for any individual.

A high-end modern living and dining area. The living room features a light-colored sofa with patterned and solid blue pillows, a round wooden coffee table, and a fireplace with a dark metal screen. A large abstract painting of a white horse hangs on the wall. The dining area has a long wooden table with dark wood chairs that have light-colored upholstered seats. A large, ornate black chandelier with many lit candles hangs over the dining table. Large windows on both levels provide views of a lush garden with palm trees and a city skyline in the distance. The floor is made of large, light-colored tiles.

Exceptional Cul-de-Sac Lot.
Breathtaking City Light + Mountain Views.

BILTMORE HILLSIDE VILLAS

3 BED | 3 BATH | 3,315 SQ FT | .206 ACRE LOT

*Complete with a 3-car garage, new HVAC systems throughout, a new roof,
and updated pool equipment, this home is truly one of the community's finest.*

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 | 602.888.6375