



BLONDIE

REALTOR®

The local name you know.



NORTH CENTRAL - ROYAL PALM

MAY & JUNE - MARKET UPDATE

PLEASE NOTE: Market reports should NOT be used as a comparable market analysis, but as an insight to what the area has to offer.

PLEASE NOTE: Boundaries of data tables - Single Family Homes within Central to 19th Ave from Northern to Dunlap Avenues & South of AZ Canal.

CURRENT # ACTIVE/FOR SALE	CURRENT # UNDER CONTRACT	# SOLD MAY & JUNE
21	6	17
AVERAGE ORIGINAL LIST PRICE \$1,397,744	AVERAGE ORIGINAL LIST PRICE \$892,417	AVERAGE LIST PRICE (NOT ORIGINAL LIST PRICE) \$740,399
AVERAGE CURRENT LIST PRICE \$1,271,382	AVERAGE UNDER CONTRACT PRICE \$859,650	AVERAGE SALE PRICE \$722,950
AVERAGE SQ/FT: 3,008	AVERAGE SQ/FT 2,218	AVERAGE SQ/FT 2,247
AVERAGE PRICE PER SQ/FT: \$403	AVERAGE PRICE PER SQ/FT \$383	AVERAGE PRICE PER SQ/FT \$323
AVERAGE DAYS ON MARKET: 112	AVERAGE DAYS ON MARKET 45	AVERAGE DAYS ON MARKET 80



Thank you for being a part of our incredible North Central Phoenix community. We love helping our neighbors make confident real estate decisions. As HomeSmart's North Central Real Estate Specialists, we're proud to be a trusted local resource for neighborhood market trends, home values, and real estate guidance. Whether you're thinking about buying, selling, investing, or simply curious about what's happening in the market, we're always here to help you make confident and informed decisions.

- Blondie & Barkstrom



MEGAN & JACOB BARKSTROM



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Sold Price
17 SOLD

LOW \$477,500
MEDIAN \$699K
HIGH \$1,280,034

Price Per SQ/FT
17 SOLD

LOW \$250
MEDIAN \$336
HIGH \$448

Average
Sale Price /Original List Price Ratio ⬆ 94.07%

Recently Sold

8001 N 5TH AVE ... **\$825K**
102 E ECHO LN ... **\$915K**
1649 W LOMA LN ... **\$560K**
221 W BUTLER DR... **\$817K**
1756 W ECHO LN... **\$575K**
8126 N 16TH DR... **\$530K**
1532 W NORTHERN AVE... **\$697K**

THINKING OF MAKING A MOVE?

WHEN YOU'RE CONSIDERING SELLING,
WE APPRECIATE YOUR CONSIDERATION.



LOCAL EXPERTS
PROVEN RESULTS
PERSONAL SERVICE



CALL US TODAY
FOR A NO OBLIGATION HOME PRICE EVALUATION.

- *Blondie & Barkstrom*



623-377-8387

BLONDIEREALTOR.COM

BLONDIEREALTOR@GMAIL.COM

