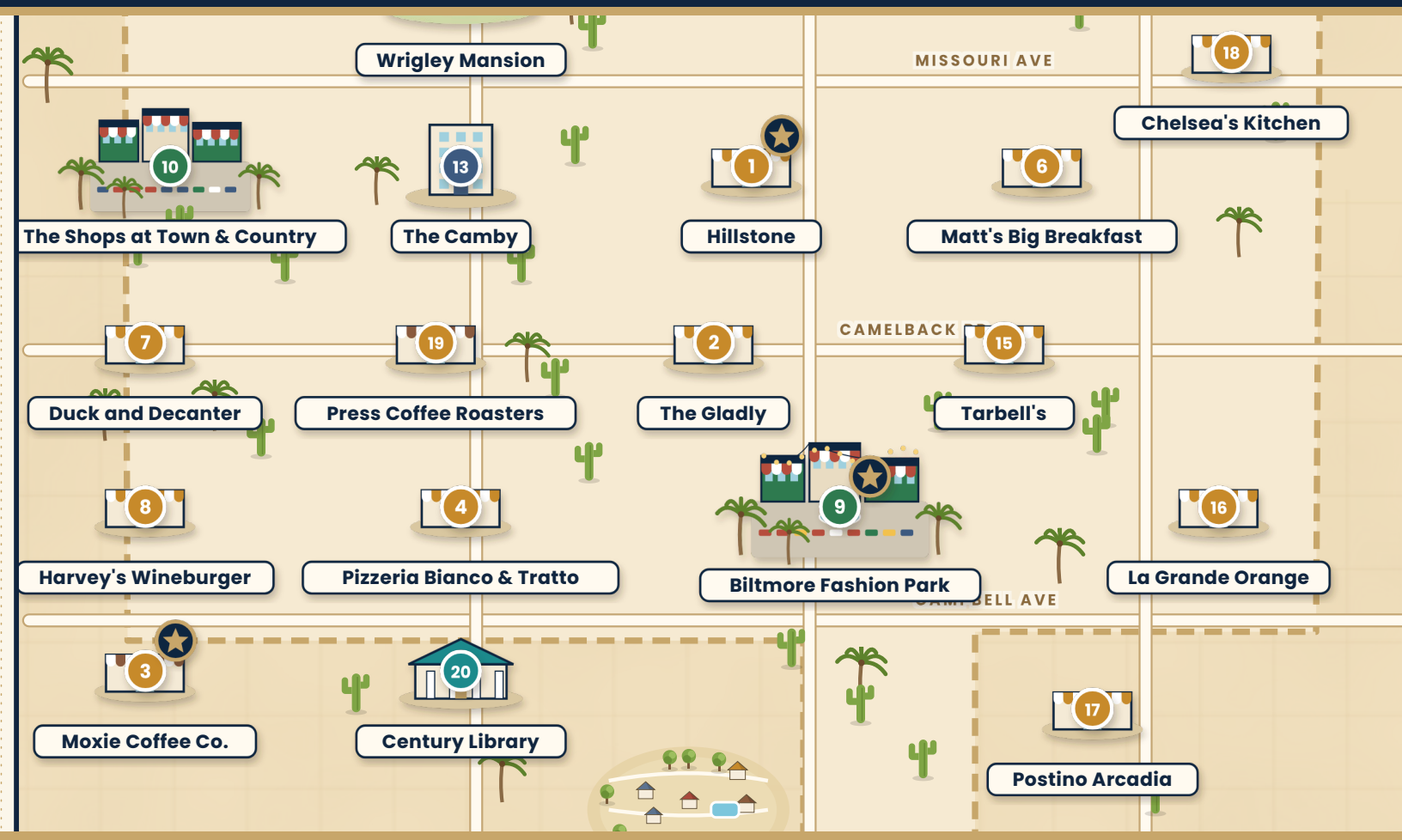
CITY GUIDE

Biltmore & Camelback, AZ

Where to live, what homes cost, and what to know before you buy, from a local agent who works here every day.





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UPDATED OCTOBER 2026

WELCOME

Thinking about Biltmore?

Biltmore is a central Phoenix area where a historic resort, an open-air shopping center, office buildings and a mix of estates, condos and townhomes sit within a few miles of each other. A few of my favorite stops are Hillstone for a date night dinner, retail therapy at Biltmore Fashion Park, coffee and pastries at Moxie Coffee Co. and a visit to the Wrigley Mansion. If you're thinking about a home here, I'd love to show you around.

Rebecca Medrano

BILTMORE & CAMELBACK AT A GLANCE

$549K
Median sale price, ZIP 85016, June to August 2026 (Redfin)

80 days
Median time on market, ZIP 85016, June to August 2026 (Redfin)

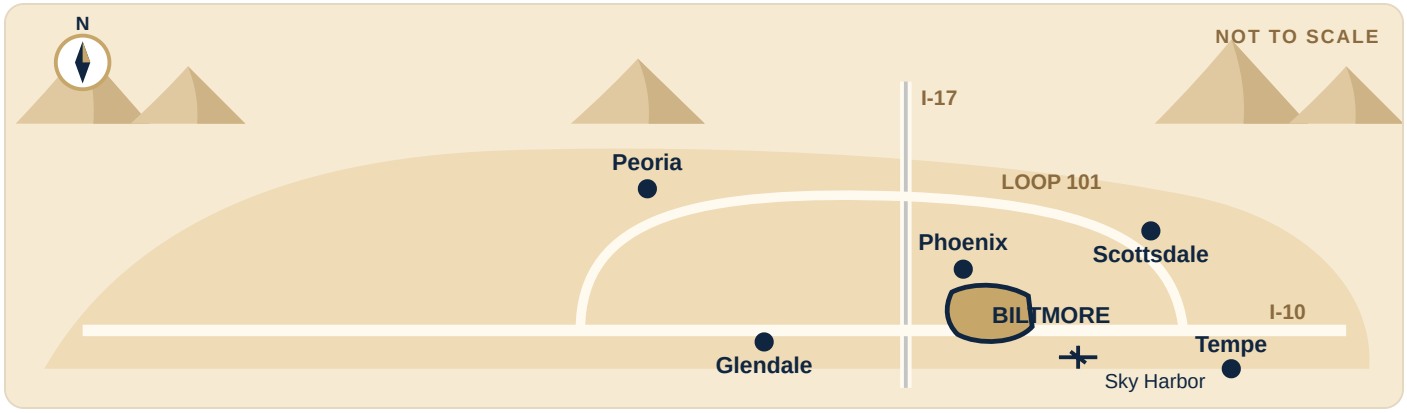
111
Homes sold, ZIP 85016, August 2026 (Redfin)

7.1 months
Months of supply, ZIP 85016, August 2026 (Redfin)

9 sq. mi.
About the size of the outline on the map (City of Phoenix)

20 places
On the illustrated Biltmore map on page 5

WHERE BILTMORE & CAMELBACK SITS IN THE VALLEY



Around 24th Street & Camelback Rd: Biltmore Fashion Park sits at Camelback Road and 24th Street, and the Arizona Biltmore is a short way north on Missouri Avenue.

North toward Piestewa Peak: The outline reaches north toward Piestewa Peak. The Summit Trailhead is just outside it, about 2 miles in a straight line from the Fashion Park.

WHERE TO LIVE

Living in Biltmore



Biltmore is an established area of Phoenix rather than a master-planned community. Here is how it is organized and what is in it.

Biltmore Area Partnership

THE MAP OUTLINE

Nonprofit, founded 1994 **Businesses and property owners** **Registered with the City**

- A nonprofit for businesses and property owners in the Biltmore area. It is not a homeowners association.
- Subdivisions and condo buildings, such as Biltmore Terrace and Biltmore Square, have their own HOAs, so confirm for each address.

Arizona Biltmore

2400 E MISSOURI AVE

Opened 1929 **Albert Chase McArthur** **Wright consulted**

- Albert Chase McArthur was the architect, and Frank Lloyd Wright consulted for four months in 1928.
- Now operated by Pyramid Hospitality as an LXR Hotels & Resorts property.

Biltmore Fashion Park

24TH ST & CAMELBACK RD

Opened 1963 **Open-air center** **Redevelopment proposed**

- RED Development bought the center in 2024 and has proposed redeveloping the site.
- Stores change, so check which ones are open before you go.

Touring a community? Ask these questions

- Is this a condo, townhome or house?
- What does the HOA cover, and what are the dues?
- Is the building or community gated?
- How old are the roof, A/C and plumbing?
- Which schools serve this address?

Sources: City of Phoenix, Biltmore Area Partnership, Wikipedia, listing records. Confirm details before you buy.

THE MARKET

What homes cost right now



Biltmore had 111 sales in ZIP 85016 in August, with the median price about even with a year ago.

$549K
Median sale price
+0.4% vs. last year

$363
Median price per sq. ft.
+6.0% vs. last year

80
Median days on market
7 days faster vs. last year

111
homes sold in August

7.1
months of supply

About 7.1 months of supply means it would take about seven months to sell every home now listed, if no new homes came on the market.

Redfin, ZIP 85016, June to August 2026. This ZIP does not match the map outline exactly.

How Biltmore & Camelback compares: median price per square foot

Scottsdale	**$463.14**
Tempe	**$303.35**
Chandler	**$288.80**
Phoenix	**$281.54**
Gilbert	**$281.24**
Peoria	**$258.18**

The Cromford Report, single-family detached homes, October 2026. Cromford reports Phoenix as one city, so Biltmore isn't broken out. Phoenix ranks 9th of 41 Valley cities and is down 1.2% year over year. Prices fell in 34 of those 41 cities over the same period.

If you're buying

- With about 7 months of supply, you have room to compare homes.
- Condos, townhomes and houses all sell here, so decide which fits first.
- Ask for HOA dues and rules up front.

If you're selling

- Price from true comparables, since condos and estates sell very differently.
- Professional photography helps when supply is higher.
- I'll give you a real number based on what just sold nearby.

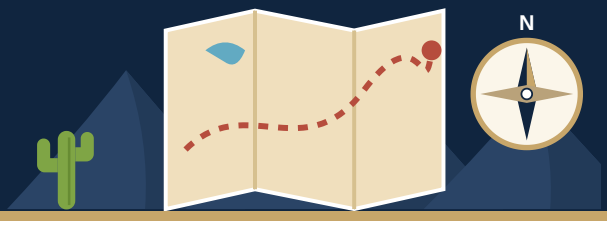
Want the numbers for one specific home?

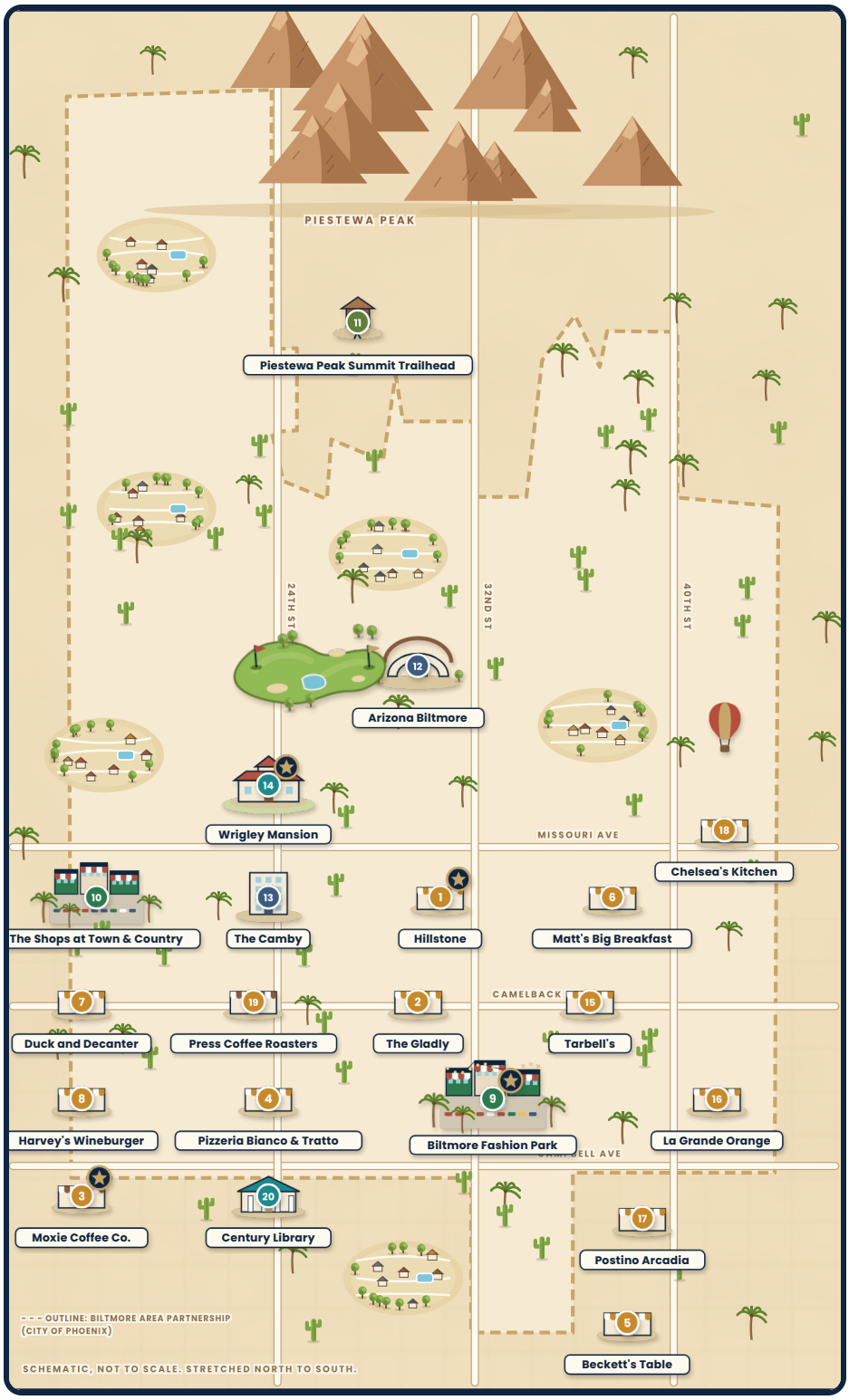
Whether you're eyeing a listing or wondering what yours would sell for, I'll pull the recent sales nearby and walk you through them.

Text or call: **(602) 509-1099**
Home value: **medranoaz.com/sell.html**

THE MAP

Biltmore, illustrated





DINING

1. Hillstone
2. The Gladly
3. Moxie Coffee Co.
4. Pizzeria Bianco & Tratto
5. Beckett's Table
6. Matt's Big Breakfast
7. Duck and Decanter
8. Harvey's Wineburger
15. Tarbell's
16. La Grande Orange Grocery & Pizzeria
17. Postino Arcadia
18. Chelsea's Kitchen
19. Press Coffee Roasters

SHOPPING

9. Biltmore Fashion Park
10. The Shops at Town & Country

TRAILS & PRESERVES

11. Piestewa Peak Summit Trailhead

HOTELS & RESORTS

12. Arizona Biltmore
13. The Camby

CULTURE & HISTORY

14. Wrigley Mansion
20. Century Library

REBECCA'S PICKS

- ★ Hillstone
- ★ Biltmore Fashion Park
- ★ Moxie Coffee Co.
- ★ Wrigley Mansion

Map not to scale. Places shown in their general locations.

THINGS TO DO

Weekends in Biltmore



Hillstone

An American restaurant at 2650 E Camelback Rd, on the Camelback Road corridor.

The Gladly

A contemporary American restaurant and whiskey bar at 2201 E Camelback Rd. Reservations are through OpenTable.

Moxie Coffee Co.

An Uptown cafe and roastery at 4626 N 16th St, Suite 101, at the base of the Art on Highland apartments.

Wrigley Mansion

A winter home built in the early 1930s for William Wrigley Jr., at 2501 E Telawa Trl and listed on the National Register in 1989. It is a private club, so check with the Mansion about visiting.

Biltmore Fashion Park

An open-air shopping center at 24th Street and Camelback Road that opened in 1963, with the original True Food Kitchen.

The Shops at Town & Country

An open-air center at 2131 E Camelback Rd with Whole Foods, Trader Joe's, Nordstrom Rack and Pizzeria Bianco.

Piestewa Peak Summit Trail

Starts at the Mesquite Trailhead, 2701 E Piestewa Peak Dr. The City lists it at 1.2 miles out and back with 1,200 feet of gain, rated extremely difficult.

Arizona Biltmore

The resort at 2400 E Missouri Ave opened in 1929 and has Adobe and Links golf courses.

★ Rebecca's picks

Hillstone 2650 E Camelback Rd	*“Such a great date night dinner spot or an upscale business lunch!”*
Biltmore Fashion Park 2502 E Camelback Rd	*“One of my fave places to visit for some retail therapy.”*
Moxie Coffee Co. 4626 N 16th St	*“Great coffee and pastries! It can get packed, so bring your patience.”*
Wrigley Mansion 2501 E Telawa Trl	*“If you get a chance to visit, it's a must see.”*

Sources: City of Phoenix, Wikipedia, business websites, Visit Phoenix. Check hours and conditions before you go.

BEFORE YOU BUY

Know before you buy in Biltmore



HOAs and dues

Condo buildings and subdivisions have their own HOAs. Ask what the dues cover and what the rules are.

Gated or not

Some communities have gates and some do not. Confirm access and guest rules for each address.

Older buildings

Ask about the age of the roof, plumbing, electrical and A/C, and get a full inspection.

Shopping center changes

Biltmore Fashion Park has a proposed redevelopment and a store closure announced. Check current plans with the City.

Camelback Road traffic

Check Camelback Road traffic at the times you would commute, and visit a home then.

Schools

Assigned schools depend on the address. Confirm with the district.

Wondering whether Biltmore fits you?

Tell me your budget and what matters most, and I'll point you to the communities worth a look. No pressure, no obligation.

Rebecca Medrano

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Market data from Redfin and The Cromford Report as dated above. Information is deemed reliable but not guaranteed; verify independently. Arizona and federal fair housing law prohibit steering buyers toward or away from any area based on race, color, religion, sex, disability, familial status or national origin.