PETTINGELL PROFESSIONALS
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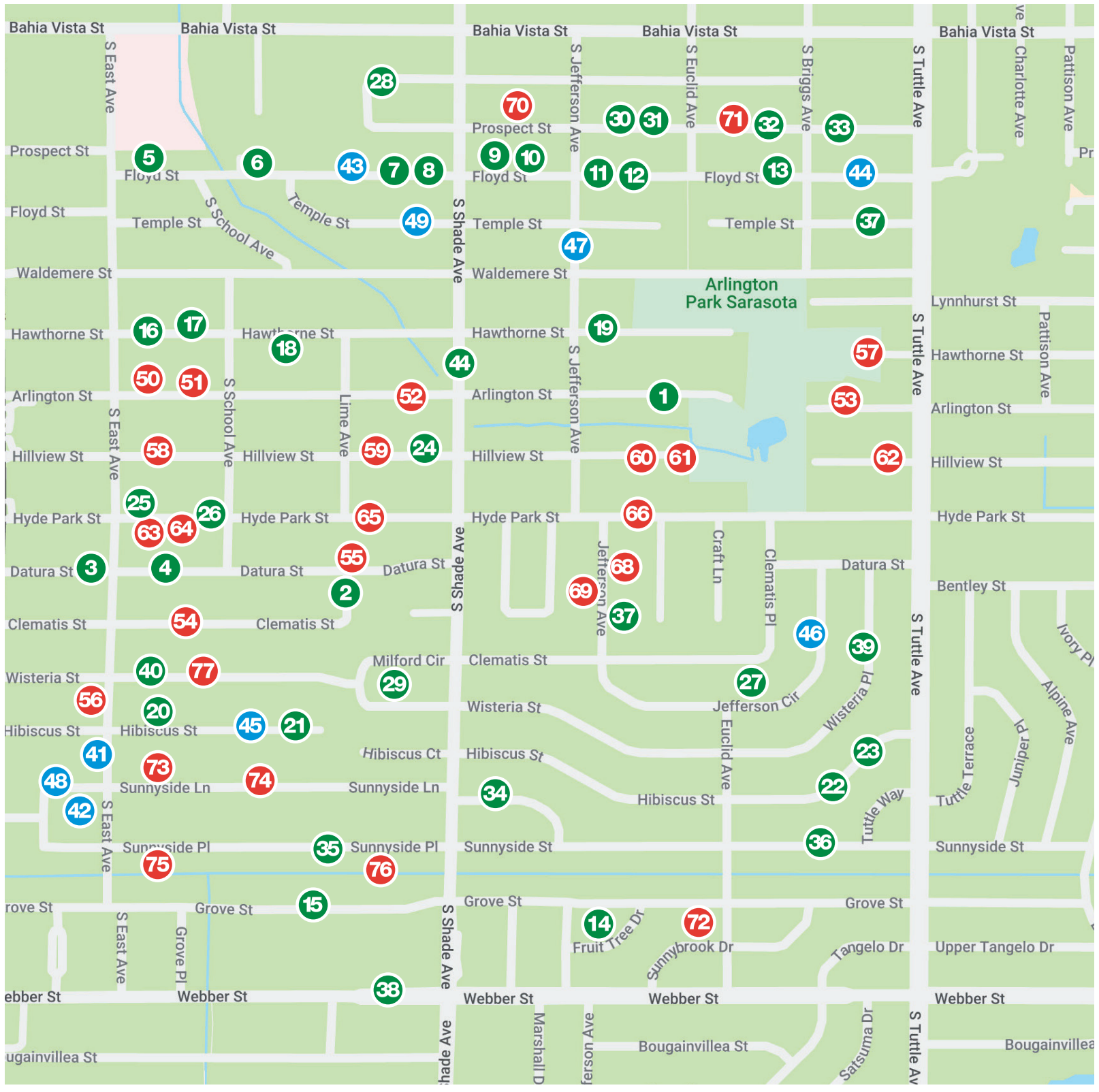
SARASOTA'S #1 REAL ESTATE TEAM FOR 15 YEARS

ARLINGTON PARK ▶ Comparative Market Analysis, January 2025

ACTIVE
PENDING
SOLD



ACTIVE LISTINGS

	Address	List Price	HTD	LP/SqFt
1	2554 ARLINGTON ST	$1,949,900	2,915	$669
2	2425 CLEMATIS ST	$775,000	1,868	$415
3	2038 DATURA ST	$3,750,000	4,648	$807
4	2115 DATURA ST	$2,900,000	3,813	$761
5	2138 FLOYD ST	$1,795,000	2,545	$705
6	2264 FLOYD ST	$595,000	1,564	$380
7	2415 FLOYD ST	$1,299,000	2,665	$487
8	2420 FLOYD ST	$2,700,000	3,356	$805
9	2425 FLOYD ST	$1,875,000	2,700	$694
10	2430 FLOYD ST	$2,200,000	2,743	$802
11	2440 FLOYD ST	$2,200,000	2,743	$802
12	2446 FLOYD ST	$2,200,000	2,743	$802
13	2538 FLOYD ST	$749,000	2,388	$314
14	2522 FRUIT TREE DR	$674,900	2,072	$326
15	2226 GROVE ST	$2,500,000	3,263	$766
16	2110 HAWTHORNE ST	$715,000	1,695	$422
17	2111 HAWTHORNE ST	$3,050,000	3,621	$842
18	2139 HAWTHORNE ST	$1,425,000	2,480	$575
19	2491 HAWTHORNE ST	$749,000	2,028	$369
20	2135 HIBISCUS ST	$3,198,000	3,962	$807
21	2234 HIBISCUS ST	$1,880,000	2,692	$698
22	2710 HIBISCUS ST	$725,000	1,120	$647
23	2746 HIBISCUS ST	$564,000	1,819	$310
24	2321 HILLVIEW ST	$2,599,900	3,403	$764
25	2135 HYDE PARK CIR	$665,000	1,801	$369
26	2135 HYDE PARK ST	$1,399,000	2,053	$681
27	2512 JEFFERSON CIR	$2,990,000	3,788	$789
28	1318 LOMA LINDA CT	$595,000	1,004	$593
29	2321 MILFORD CIR	$820,000	1,978	$415
30	2563 PROSPECT ST	$1,075,000	2,046	$525
31	2586 PROSPECT ST	$1,895,000	3,585	$529
32	2658 PROSPECT ST	$599,000	918	$653
33	2669 PROSPECT ST	$680,000	1,656	$411
34	2430 SUNNYSIDE LN	$745,000	1,502	$496
35	2347 SUNNYSIDE PL	$849,900	2,139	$397
36	2611 SUNNYSIDE ST	$659,900	1,704	$387
37	2690 TEMPLE ST	$810,000	1,955	$414
38	2319 WEBBER ST	$1,765,000	2,554	$691
39	2737 WISTERIA PL	$2,200,000	2,404	$915
40	2124 WISTERIA ST	$1,635,000	2,879	$568

SALE PENDING

	Address	List Price	HTD	LP/SqFt
41	2724 S EAST AVE	$739,000	1,425	$519
42	2733 S EAST AVE	$2,200,000	3,372	$652
43	2364 FLOYD ST	$1,000,000	2,248	$445
44	2757 FLOYD ST	$699,000	1,465	$477
45	2295 HIBISCUS ST	$629,000	1,401	$449
46	2674 JEFFERSON CIR	$899,000	1,700	$529
47	2127 S JEFFERSON	$850,000	2,825	$301
48	2077 SUNNYSIDE PL	$750,000	1,905	$394
49	2425 TEMPLE ST	$1,798,900	2,915	$617

SOLD PROPERTIES (in the last 180 days)

	Address	Sold Price	HTD	SP/SqFt	Sold Date
50	2258 ARLINGTON ST	$720,000	1,510	$477	7/31/2024
51	2280 ARLINGTON ST	$850,000	1,860	$457	8/5/2024
52	2408 ARLINGTON ST	$1,572,000	2,246	$700	10/29/2024
53	2729 ARLINGTON ST	$602,000	1,840	$327	11/26/2024
54	2136 CLEMATIS PL	$575,000	1,272	$452	10/15/2024
55	2375 DATURA ST	$645,000	1,859	$347	12/13/2024
56	2715 S EAST AVE	$2,200,000	2,749	$800	1/2/2025
57	2632 HAWTHORNE ST	$570,000	625	$912	9/23/2024
58	2181 HILLVIEW ST	$1,370,000	1,924	$712	9/12/2024
59	2395 HILLVIEW ST	$1,050,000	2,738	$383	9/30/2024
60	2542 HILLVIEW ST	$555,000	1,378	$403	1/23/2025
61	2555 HILLVIEW ST	$800,000	1,228	$651	8/15/2024
62	2737 HILLVIEW ST	$585,000	1,612	$363	10/4/2024
63	2104 HYDE PARK CIR	$660,000	1,693	$390	10/23/2024
64	2116 HYDE PARK ST	$2,500,000	4,284	$584	1/15/2025
65	2311 HYDE PARK ST	$1,325,000	2,289	$579	11/8/2024
66	2575 HYDE PARK ST	$775,000	1,881	$412	10/30/2024
67	2585 HYDE PARK ST	$1,385,000	2,252	$615	10/25/2024
68	2107 S JEFFERSON AVE	$627,500	1,672	$375	12/6/2024
69	2147 S JEFFERSON AVE	$645,000	1,940	$332	11/15/2024
70	2314 PROSPECT ST	$1,985,000	3,651	$544	9/6/2024
71	2502 PROSPECT ST	$2,135,250	3,153	$677	9/16/2024
72	2532 SUNNYBROOK DR	$690,000	1,980	$348	10/17/2024
73	2231 SUNNYSIDE LN	$650,000	1,508	$431	12/23/2024
74	2277 SUNNYSIDE LN	$725,000	1,375	$527	10/25/2024
75	2160 SUNNYSIDE PL	$805,000	1,556	$517	12/18/2024
76	2322 SUNNYSIDE PL	$560,000	1,628	$344	8/8/2024
77	2149 WISTERIA ST	$1,835,000	3,220	$570	10/18/2024

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