

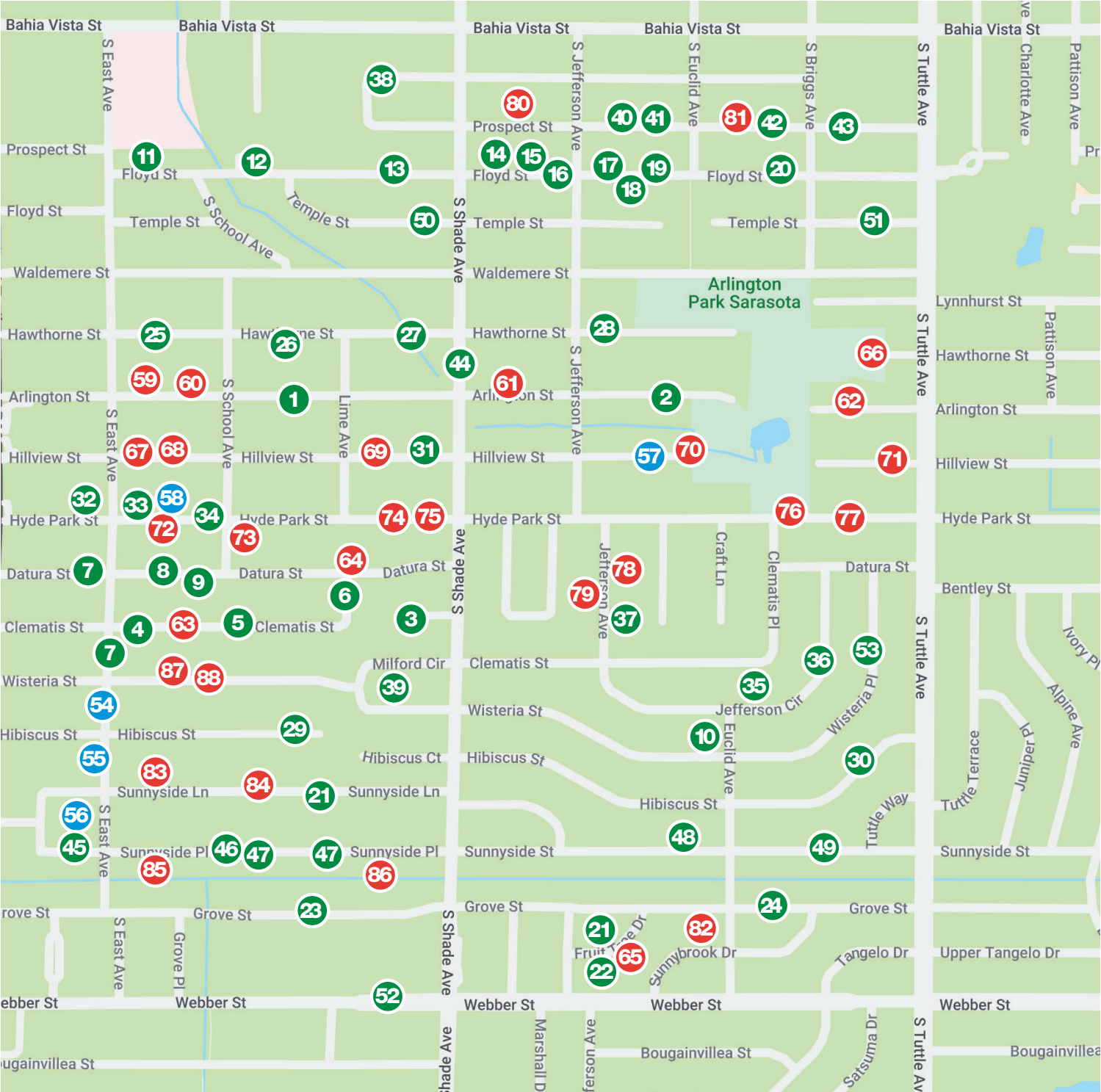
ARLINGTON PARK

► Comparative Market Analysis, December 2024

ACTIVE

PENDING

SOLD



Our Listings/Sales

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period June 30, 2024 through December 27, 2024.



View our properties on: pettingell.com

Non-Solicitation Disclaimer: If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2374 ARLINGTON ST	\$699,000	1,126	\$621
2 2554 ARLINGTON ST	\$1,995,000	2,915	\$684
3 2377 BURTON LN	\$889,000	1,894	\$469
4 2124 CLEMATIS PL	\$2,960,000	3,574	\$828
5 2290 CLEMATIS ST	\$2,525,000	3,801	\$664
6 2425 CLEMATIS ST	\$795,000	1,868	\$426
7 2038 DATURA ST	\$3,750,000	4,648	\$807
8 2115 DATURA ST	\$2,900,000	3,813	\$761
9 2125 DATURA ST	\$3,325,000	3,900	\$853
10 2050 EUCLID TER	\$2,211,000	2,760	\$801
11 2138 FLOYD ST	\$1,999,000	2,545	\$785
12 2364 FLOYD ST	\$1,000,000	2,248	\$445
13 2415 FLOYD ST	\$1,299,000	2,665	\$487
14 2420 FLOYD ST	\$2,700,000	3,356	\$805
15 2425 FLOYD ST	\$1,875,000	2,700	\$694
16 2430 FLOYD ST	\$2,200,000	2,743	\$802
17 2440 FLOYD ST	\$2,200,000	2,743	\$802
18 2446 FLOYD ST	\$2,200,000	2,743	\$802
19 2538 FLOYD ST	\$749,000	2,388	\$314
20 2757 FLOYD ST	\$699,000	1,465	\$477
21 2532 FRUIT TREE	\$2,750,000	3,931	\$700
22 2522 FRUIT TREE DR	\$674,900	2,072	\$326
23 2226 GROVE ST	\$2,395,000	3,263	\$734
24 2534 GROVE ST	\$3,240,000	4,615	\$702
25 2110 HAWTHORNE ST	\$725,000	1,695	\$428
26 2111 HAWTHORNE ST	\$3,100,000	3,621	\$856
27 2380 HAWTHORNE ST	\$2,490,000	3,001	\$830
28 2491 HAWTHORNE ST	\$749,000	2,028	\$369
29 2234 HIBISCUS ST	\$1,880,000	2,692	\$698
30 2746 HIBISCUS ST	\$595,000	1,819	\$327
31 2419 HILLVIEW ST	\$2,825,000	3,500	\$807
32 2010 HYDE PARK CIR	\$2,110,000	2,623	\$804
33 2135 HYDE PARK ST	\$1,450,000	2,053	\$706
34 2149 HYDE PARK ST	\$2,335,000	2,930	\$797
35 2512 JEFFERSON CIR	\$2,990,000	3,788	\$789
36 2674 JEFFERSON CIR	\$899,000	1,700	\$529
37 2127 S. JEFFERSON AVE	\$850,000	2,825	\$301
38 1318 LOMA LINDA CT	\$595,000	1,004	\$593
39 2321 MILFORD CIR	\$835,000	1,978	\$422
40 2563 PROSPECT ST	\$1,150,000	2,046	\$562
41 2586 PROSPECT ST	\$1,950,000	3,585	\$544
42 2658 PROSPECT ST	\$599,000	918	\$653
43 2669 PROSPECT ST	\$800,000	1,656	\$483
44 1712 S. SHADE	\$1,870,000	2,300	\$813
45 2077 SUNNYSIDE PL	\$750,000	1,905	\$394
46 2186 SUNNYSIDE PL	\$698,000	1,989	\$351
47 2347 SUNNYSIDE PL	\$849,900	2,139	\$397
48 2420 SUNNYSIDE ST	\$550,000	1,299	\$423
49 2611 SUNNYSIDE ST	\$669,000	1,704	\$393
50 2425 TEMPLE ST	\$1,799,000	2,915	\$617
51 2690 TEMPLE ST	\$810,000	1,955	\$414
52 2319 WEBBER ST	\$1,795,000	2,554	\$703
53 2737 WISTERIA PL	\$2,200,000	2,404	\$915

SALE PENDING

Address	List Price	HTD	LP/SqFt
54 2715 S. EAST AVE	\$2,200,000	2,749	\$800
55 2724 S. EAST AVE	\$739,000	1,425	\$519
56 2733 S. EAST AVE	\$2,200,000	3,372	\$652
57 2542 HILLVIEW ST	\$577,000	1,378	\$419
58 2116 HYDE PARK ST	\$2,795,000	4,284	\$652

SOLD PROPERTIES (in the last 180 days)

Address	Sold Price	HTD	SP/SqFt	Sold Date
59 2258 ARLINGTON ST	\$720,000	1,510	\$477	7/31/2024
60 2280 ARLINGTON ST	\$850,000	1,860	\$457	8/5/2024
61 2408 ARLINGTON ST	\$1,572,000	2,246	\$700	10/29/2024
62 2729 ARLINGTON ST	\$602,000	1,840	\$327	11/26/2024
63 2136 CLEMATIS PL	\$575,000	1,272	\$452	10/15/2024
64 2375 DATURA ST	\$645,000	1,859	\$347	12/13/2024
65 2504 FRUIT TREE DR	\$665,000	1,200	\$554	7/23/2024
66 2632 HAWTHORNE ST	\$570,000	625	\$912	9/23/2024
67 2163 HILLVIEW ST	\$2,750,000	3,225	\$853	7/19/2024
68 2181 HILLVIEW ST	\$1,370,000	1,924	\$712	9/12/2024
69 2395 HILLVIEW ST	\$1,050,000	2,738	\$383	9/30/2024
70 2555 HILLVIEW ST	\$800,000	1,228	\$651	8/15/2024
71 2737 HILLVIEW ST	\$585,000	1,612	\$363	10/4/2024
72 2104 HYDE PARK CIR	\$660,000	1,693	\$390	10/23/2024
73 2147 HYDE PARK CIR	\$712,000	1,736	\$410	7/12/2024
74 2302 HYDE PARK ST	\$718,500	1,524	\$471	7/3/2024
75 2311 HYDE PARK ST	\$1,325,000	2,289	\$579	11/8/2024
76 2575 HYDE PARK ST	\$775,000	1,881	\$412	10/30/2024
77 2585 HYDE PARK ST	\$1,385,000	2,252	\$615	10/25/2024
78 2107 S. JEFFERSON AVE	\$627,500	1,672	\$375	12/6/2024
79 2147 S. JEFFERSON AVE	\$645,000	1,940	\$332	11/15/2024
80 2314 PROSPECT ST	\$1,985,000	3,651	\$544	9/6/2024
81 2502 PROSPECT ST	\$2,135,250	3,153	\$677	9/16/2024
82 2532 SUNNYBROOK DR	\$690,000	1,980	\$348	10/17/2024
83 2231 SUNNYSIDE LN	\$650,000	1,508	\$431	12/23/2024
84 2277 SUNNYSIDE LN	\$725,000	1,375	\$527	10/25/2024
85 2160 SUNNYSIDE PL	\$805,000	1,556	\$517	12/18/2024
86 2322 SUNNYSIDE PL	\$560,000	1,628	\$344	8/8/2024
87 2149 WISTERIA ST	\$1,835,000	3,220	\$570	10/18/2024
88 2157 WISTERIA ST	\$1,835,000	3,220	\$570	7/25/2024



ROGER PETTINGELL

Office: 941.387.1840

Cell: 941.586.6668

443 John Ringling Blvd., Suite F

Sarasota, FL 34236

Web: pettingell.com

E-mail: roger@pettingell.com



THOMAS ARBUCKLE

Office: 941-387-1840

Cell: 941-356-0638

443 John Ringling Blvd., Suite F

Sarasota, FL 34236

Web: pettingell.com

Email: thomas@pettingell.com