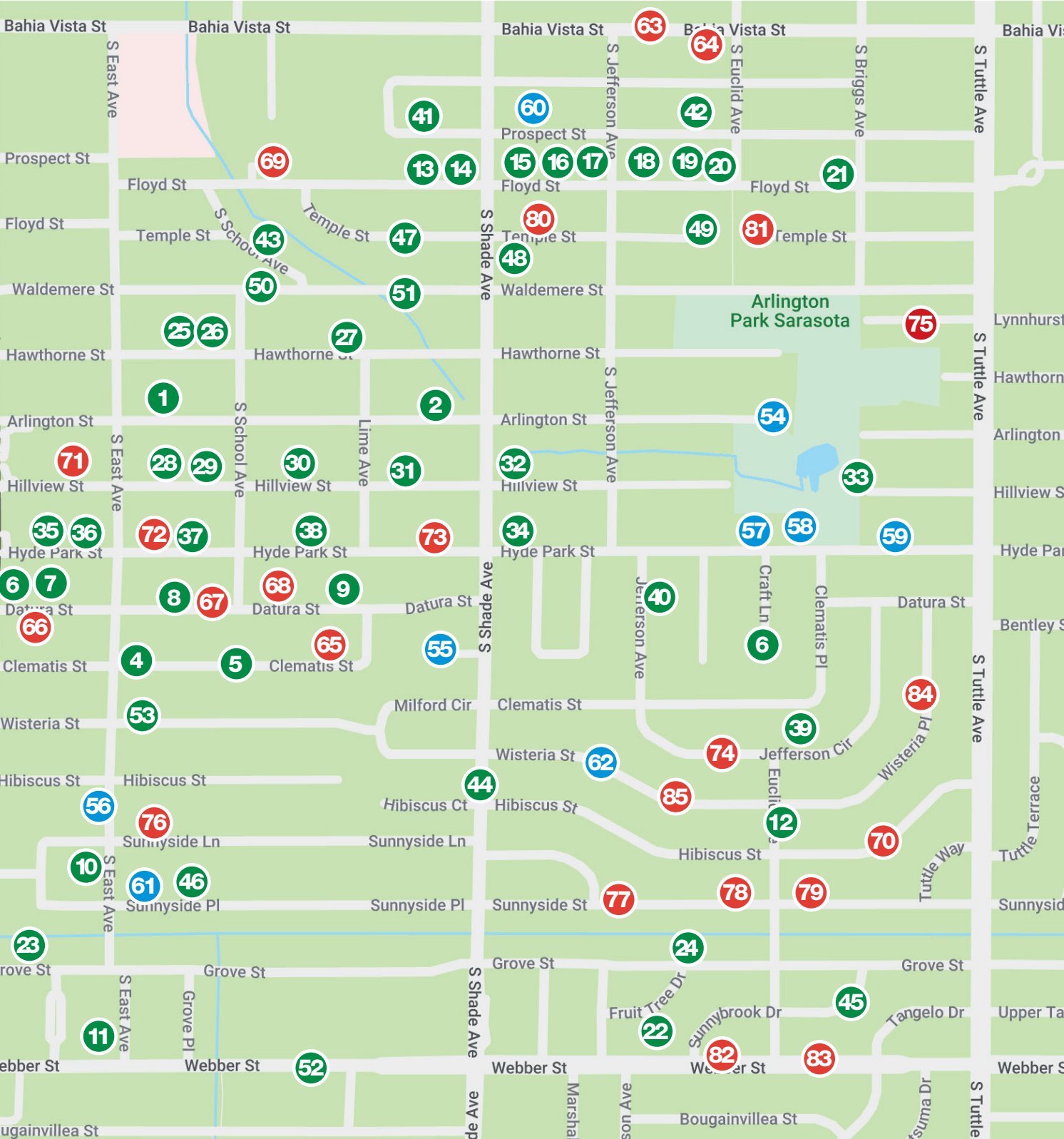




ARLINGTON PARK ► Comparative Market Analysis, May 2024



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ACTIVE LISTINGS

	Address	List Price	HTD	LP/SqFt
1	2280 ARLINGTON ST	\$949,000	1,860	\$510
2	2408 ARLINGTON ST	\$1,835,000	2,246	\$817
3	2124 CLEMATIS PL	\$2,960,000	3,574	\$828
4	2290 CLEMATIS ST	\$2,525,000	3,801	\$664
5	2042 CRAFT LN	\$1,700,000	2,600	\$654
6	2038 DATURA ST	\$3,500,000	4,648	\$753
7	2058 DATURA ST	\$875,000	2,113	\$414
8	2115 DATURA ST	\$3,250,000	3,813	\$852
9	2338 DATURA ST	\$1,979,800	2,803	\$706
10	2695 S EAST AVE	\$599,999	1,912	\$314
11	2715 S EAST AVE	\$2,200,000	2,749	\$800
12	2050 EUCLID TER	\$2,211,000	2,760	\$801
13	2345 FLOYD ST	\$650,000	1,426	\$456
14	2364 FLOYD ST	\$1,200,000	2,248	\$534
15	2415 FLOYD ST	\$1,449,000	2,665	\$544
16	2420 FLOYD ST	\$2,500,000	3,356	\$745
17	2430 FLOYD ST	\$2,200,000	2,743	\$802
18	2440 FLOYD ST	\$2,200,000	2,743	\$802
19	2446 FLOYD ST	\$2,200,000	2,743	\$802
20	2590 FLOYD ST	\$1,900,000	2,594	\$732
21	2596 FLOYD ST	\$2,100,000	3,999	\$525
22	2532 FRUIT TREE	\$2,750,000	3,931	\$700
23	2040 GROVE ST	\$2,825,000	3,495	\$808
24	2534 GROVE ST	\$3,240,000	4,615	\$702
25	2111 HAWTHORNE	\$3,100,000	3,621	\$856
26	2139 HAWTHORNE	\$1,630,000	2,480	\$657
27	2380 HAWTHORNE	\$2,495,000	3,001	\$831
28	2163 HILLVIEW ST	\$2,975,000	3,225	\$922
29	2181 HILLVIEW ST	\$1,595,000	1,925	\$829
30	2233 HILLVIEW ST	\$3,250,000	3,758	\$865
31	2395 HILLVIEW ST	\$1,295,000	2,738	\$473
32	2419 HILLVIEW ST	\$2,830,000	3,500	\$809
33	2555 HILLVIEW ST	\$1,175,000	1,228	\$957
34	2414 HYDE PARK	\$2,115,000	2,623	\$806
35	2116 HYDE PARK ST	\$2,999,000	4,284	\$700
36	2135 HYDE PARK ST	\$1,550,000	2,053	\$755
37	2149 HYDE PARK ST	\$2,550,000	2,930	\$870
38	2302 HYDE PARK ST	\$718,500	1,524	\$471
39	2512 JEFFERSON	\$2,990,000	3,788	\$789
40	2147 S JEFFERSON	\$725,000	1,940	\$374
41	2335 PROSPECT ST	\$1,585,000	1,825	\$868
42	2502 PROSPECT ST	\$2,195,000	3,153	\$696
43	1477 S SCHOOL AVE	\$629,900	1,297	\$486
44	1712 S SHADE	\$1,875,000	2,300	\$815
45	2605 SUNNYBROOK	\$1,199,000	2,587	\$463
46	2186 SUNNYSIDE PL	\$698,000	1,989	\$351
47	2334 TEMPLE ST	\$1,795,000	2,050	\$876
48	2375 TEMPLE ST	\$725,000	2,970	\$244
49	2613 TEMPLE ST	\$2,180,000	3,308	\$659
50	2325 WALDEMERE	\$2,605,000	3,187	\$817
51	2458 WALDEMERE	\$2,310,000	2,850	\$811

ACTIVE LISTINGS

	Address	List Price	HTD	LP/SqFt
52	2319 WEBBER ST	\$1,797,000	2,554	\$704
53	2157 WISTERIA ST	\$2,049,975	3,220	\$637

SALE PENDING

	Address	List Price	HTD	LP/SqFt
54	2534 ARLINGTON ST	\$1,395,000	2,131	\$655
55	2376 BURTON LN	\$879,000	1,884	\$467
56	2733 S EAST AVE	\$2,200,000	3,372	\$652
57	2555 HYDE PARK	\$2,250,000	2,838	\$793
58	2565 HYDE PARK ST	\$2,850,000	3,132	\$910
59	2650 HYDE PARK ST	\$799,000	2,083	\$384
60	2374 PROSPECT ST	\$924,500	2,044	\$452
61	2140 SUNNYSIDE LN	\$750,000	1,445	\$519
62	2426 WISTERIA ST	\$725,000	1,570	\$462

SOLD PROPERTIES (in the last 180 days)

	Address	List Price	HTD	Sold Price	SP/SqFt	Sold Date
63	2550 BAHIA VISTA ST	\$749,990	2,092	\$745,000	\$356	3/5/2024
64	2558 BAHIA VISTA ST	\$799,990	2,409	\$772,000	\$320	4/16/2024
65	2413 CLEMATIS ST	\$539,000	1,592	\$550,000	\$345	1/12/2024
66	2024 DATURA ST	\$629,000	1,638	\$635,000	\$388	3/26/2024
67	2205 DATURA ST	\$1,750,000	2,353	\$1,650,000	\$701	12/7/2023
68	2236 DATURA ST	\$577,000	1,214	\$575,000	\$474	1/30/2024
69	2205 FLOYD ST	\$599,000	1,214	\$565,000	\$465	3/8/2024
70	2624 HIBISCUS ST	\$749,000	1,680	\$720,000	\$429	4/24/2024
71	2180 HILLVIEW ST	\$3,065,000	4,322	\$2,900,000	\$671	4/12/2024
72	2162 HYDE PARK ST	\$575,000	1,411	\$575,000	\$408	3/28/2024
73	2350 HYDE PARK ST	\$765,000	1,444	\$700,000	\$485	4/17/2024
74	2571 JEFFERSON CIR	\$1,754,300	2,780	\$1,754,300	\$631	1/6/2024
75	2723 LYNNHURST ST	\$599,900	2,422	\$560,000	\$231	4/30/2024
76	2186 SUNNYSIDE LN	\$1,789,003	2,248	\$1,787,203	\$795	11/27/2023
77	2408 SUNNYSIDE ST	\$625,000	1,652	\$595,000	\$360	2/5/2024
78	2456 SUNNYSIDE ST	\$639,000	1,300	\$610,000	\$469	4/16/2024
79	2540 SUNNYSIDE ST	\$639,999	1,387	\$615,000	\$443	2/29/2024
80	2437 TEMPLE ST	\$749,000	1,336	\$685,000	\$513	3/25/2024
81	2522 TEMPLE ST	\$589,000	1,204	\$567,500	\$471	3/13/2024
82	2545 WEBBER ST	\$769,000	1,762	\$725,000	\$411	12/5/2023
83	2619 WEBBER ST	\$729,000	1,897	\$675,000	\$356	4/1/2024
84	2748 WISTERIA PL	\$665,000	1,516	\$650,000	\$429	4/11/2024
85	2510 WISTERIA ST	\$689,000	1,388	\$680,000	\$490	4/5/2024



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