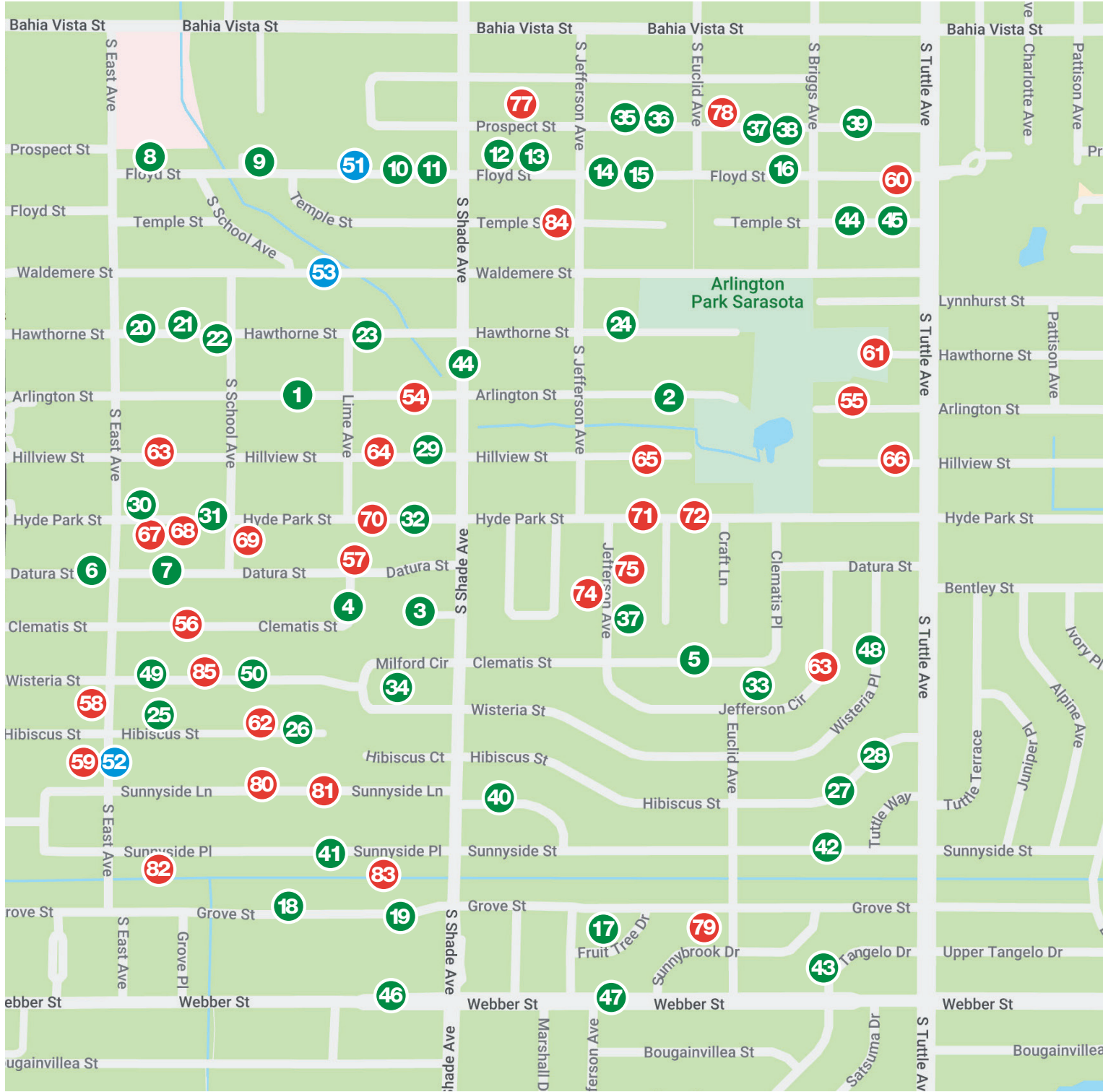


ARLINGTON PARK ► Comparative Market Analysis, February 2025

ACTIVE
PENDING
SOLD



ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2226 ARLINGTON ST	\$749,500	1,374	\$545
2 2554 ARLINGTON ST	\$1,899,900	2,915	\$652
3 2377 BURTON LN	\$890,000	1,894	\$470
4 2290 CLEMATIS ST	\$2,525,000	3,801	\$664
5 2425 CLEMATIS ST	\$769,900	1,868	\$412
6 2038 DATURA ST	\$3,750,000	4,648	\$807
7 2115 DATURA ST	\$2,900,000	3,813	\$761
8 2138 FLOYD ST	\$1,595,000	2,545	\$627
9 2264 FLOYD ST	\$595,000	1,564	\$380
10 2415 FLOYD ST	\$1,299,000	2,665	\$487
11 2420 FLOYD ST	\$2,388,000	3,356	\$712
12 2425 FLOYD ST	\$1,975,000	2,700	\$731
13 2430 FLOYD ST	\$1,988,000	2,743	\$725
14 2440 FLOYD ST	\$1,988,000	2,743	\$725
15 2446 FLOYD ST	\$1,988,000	2,743	\$725
16 2538 FLOYD ST	\$749,000	2,388	\$314
17 2522 FRUIT TREE DR	\$654,900	2,072	\$316
18 2226 GROVE ST	\$2,500,000	3,263	\$766
19 2311 GROVE ST	\$2,675,000	2,932	\$912
20 2110 HAWTHORNE ST	\$705,000	1,695	\$416
21 2111 HAWTHORNE ST	\$3,050,000	3,621	\$842
22 2139 HAWTHORNE ST	\$1,350,000	2,480	\$544
23 2254 HAWTHORNE ST	\$1,399,000	2,332	\$600
24 2491 HAWTHORNE ST	\$749,000	2,028	\$369
25 2135 HIBISCUS ST	\$3,198,000	3,962	\$807
26 2234 HIBISCUS ST	\$1,820,000	2,692	\$676
27 2710 HIBISCUS ST	\$695,000	1,120	\$621
28 2746 HIBISCUS ST	\$562,000	1,819	\$309
29 2321 HILLVIEW ST	\$2,599,900	3,403	\$764
30 2135 HYDE PARK ST	\$1,399,000	2,053	\$681
31 2149 HYDE PARK ST	\$2,335,000	2,930	\$797
32 2202 HYDE PARK ST	\$599,900	1,604	\$374
33 2512 JEFFERSON CIR	\$2,990,000	3,788	\$789
34 2321 MILFORD CIR	\$785,000	1,978	\$397
35 2511 PROSPECT ST	\$1,195,000	2,566	\$466
36 2563 PROSPECT ST	\$1,075,000	2,046	\$525
37 2586 PROSPECT ST	\$1,799,000	3,585	\$502
38 2658 PROSPECT ST	\$599,000	918	\$653
39 2669 PROSPECT ST	\$560,000	1,656	\$338
40 2430 SUNNYSIDE LN	\$725,000	1,502	\$483
41 2347 SUNNYSIDE PL	\$699,000	2,139	\$327
42 2611 SUNNYSIDE ST	\$649,900	1,704	\$381
43 2746 TANGELO DR	\$639,000	2,071	\$309
44 2613 TEMPLE ST	\$1,680,000	3,308	\$508
45 2690 TEMPLE ST	\$810,000	1,955	\$414
46 2319 WEBBER ST	\$1,675,000	2,554	\$656
47 2421 WEBBER ST	\$2,099,000	2,809	\$747
48 2737 WISTERIA PL	\$2,200,000	2,404	\$915
49 2124 WISTERIA ST	\$1,550,000	2,879	\$538
50 2182 WISTERIA ST	\$2,299,000	2,706	\$850

SALE PENDING

Address	List Price	HTD	LP/SqFt
51 2364 FLOYD ST	\$1,000,000	2,248	\$445
52 2733 S EAST AVE	\$2,200,000	3,372	\$652
53 2202 WALDEMERE ST	\$799,000	1,860	\$430

SOLD PROPERTIES (in the last 180 days)

Address	Sold Price	HTD	SP/SqFt	Sold Date
54 2408 ARLINGTON ST	\$1,572,000	2,246	\$700	10/29/2024
55 2729 ARLINGTON ST	\$602,000	1,840	\$327	11/26/2024
56 2136 CLEMATIS PL	\$575,000	1,272	\$452	10/15/2024
57 2375 DATURA ST	\$645,000	1,859	\$347	12/13/2024
58 2715 S EAST AVE	\$2,200,000	2,749	\$800	1/2/2025
59 2724 S EAST AVE	\$728,500	1,425	\$511	2/3/2025
60 2757 FLOYD ST	\$660,000	1,465	\$451	1/31/2025
61 2632 HAWTHORNE ST	\$570,000	625	\$912	9/23/2024
62 2295 HIBISCUS ST	\$629,000	1,401	\$449	2/10/2025
63 2181 HILLVIEW ST	\$1,370,000	1,924	\$712	9/12/2024
64 2395 HILLVIEW ST	\$1,050,000	2,738	\$383	9/30/2024
65 2542 HILLVIEW ST	\$555,000	1,378	\$403	1/23/2025
66 2737 HILLVIEW ST	\$585,000	1,612	\$363	10/4/2024
67 2104 HYDE PARK CIR	\$660,000	1,693	\$390	10/23/2024
68 2135 HYDE PARK CIR	\$665,000	1,801	\$369	2/11/2025
69 2116 HYDE PARK ST	\$2,500,000	4,284	\$584	1/15/2025
70 2311 HYDE PARK ST	\$1,325,000	2,289	\$579	11/8/2024
71 2575 HYDE PARK ST	\$775,000	1,881	\$412	10/30/2024
72 2585 HYDE PARK ST	\$1,385,000	2,252	\$615	10/25/2024
73 2674 JEFFERSON CIR	\$865,000	1,700	\$509	2/21/2025
74 2107 S JEFFERSON AVE	\$627,500	1,672	\$375	12/6/2024
75 2127 S JEFFERSON AVE	\$800,000	2,825	\$283	2/28/2025
76 2147 S JEFFERSON AVE	\$645,000	1,940	\$332	11/15/2024
77 2314 PROSPECT ST	\$1,985,000	3,651	\$544	9/6/2024
78 2502 PROSPECT ST	\$2,135,250	3,153	\$677	9/16/2024
79 2532 SUNNYBROOK DR	\$690,000	1,980	\$348	10/17/2024
80 2231 SUNNYSIDE LN	\$650,000	1,508	\$431	12/23/2024
81 2277 SUNNYSIDE LN	\$725,000	1,375	\$527	10/25/2024
82 2077 SUNNYSIDE PL	\$675,000	1,905	\$354	1/28/2025
83 2160 SUNNYSIDE PL	\$805,000	1,556	\$517	12/18/2024
84 2425 TEMPLE ST	\$1,765,000	2,915	\$605	2/13/2025
85 2149 WISTERIA ST	\$1,835,000	3,220	\$570	10/18/2024



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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