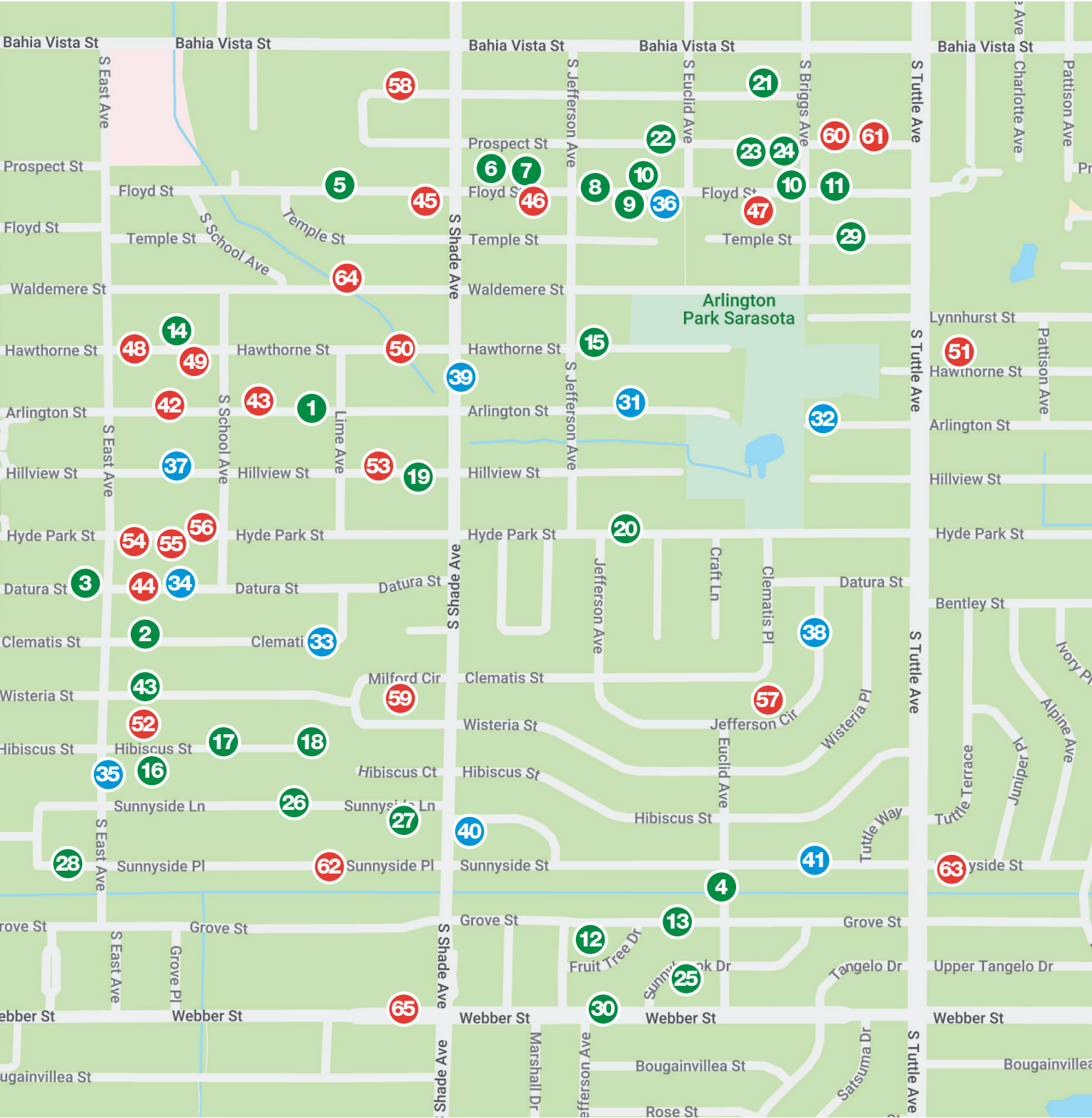




ARLINGTON PARK ► Comparative Market Analysis, August 2025



ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2283 ARLINGTON ST	\$1,575,000	2,977	\$529
2 2124 CLEMATIS PL	\$2,700,000	3,574	\$755
3 2038 DATURA ST	\$3,225,000	4,648	\$694
4 2110 EUCLID TER	\$674,000	1,946	\$346
5 2314 FLOYD ST	\$2,500,000	3,765	\$664
6 2420 FLOYD ST	\$2,299,000	3,356	\$685
7 2430 FLOYD ST	\$1,899,000	2,743	\$692
8 2440 FLOYD ST	\$1,899,000	2,743	\$692
9 2446 FLOYD ST	\$1,899,000	2,743	\$692
10 2590 FLOYD ST	\$1,690,000	2,954	\$572
11 2596 FLOYD ST	\$2,190,000	4,000	\$548
12 2532 FRUIT TREE DR	\$2,500,000	3,931	\$636
13 2534 GROVE ST	\$2,900,000	4,615	\$628
14 2159 HAWTHORNE ST	\$1,500,000	3,163	\$474
15 2491 HAWTHORNE ST	\$749,000	2,028	\$369
16 2105 HIBISCUS ST	\$595,000	1,420	\$419
17 2135 HIBISCUS ST	\$3,200,000	3,962	\$808
18 2234 HIBISCUS ST	\$1,750,000	2,692	\$650
19 2327 HILLVIEW ST	\$2,590,000	3,500	\$740
20 2462 HYDE PARK ST	\$585,000	1,300	\$450
21 2563 LOMA LINDA ST	\$1,500,000	2,500	\$600
22 2410 PROSPECT ST	\$929,000	1,969	\$472
23 2547 PROSPECT ST	\$599,000	1,588	\$377
24 2586 PROSPECT ST	\$1,499,000	3,585	\$418
25 2605 SUNNYBROOK DR	\$975,000	2,587	\$377
26 2242 SUNNYSIDE LN	\$675,000	1,598	\$422
27 2266 SUNNYSIDE LN	\$699,000	1,296	\$539
28 2177 SUNNYSIDE PL	\$2,995,000	4,624	\$648
29 2613 TEMPLE ST	\$1,680,000	3,308	\$508
30 2441 WEBBER ST	\$1,399,000	2,726	\$513

SALE PENDING

Address	List Price	HTD	LP/SqFt
31 2450 ARLINGTON ST	\$599,000	1,776	\$337
32 2554 ARLINGTON ST	\$1,745,000	2,915	\$599
33 2265 CLEMATIS ST	\$1,690,000	2,285	\$740
34 2115 DATURA ST	\$2,685,000	3,813	\$704
35 2733 S EAST AVE	\$2,200,000	3,372	\$652
36 2425 FLOYD ST	\$1,945,500	2,700	\$721
37 2189 HILLVIEW ST	\$895,000	1,236	\$724
38 2610 JEFFERSON CIR	\$749,000	1,636	\$458
39 1423 S SHADE AVE	\$1,695,000	3,248	\$522
40 2003 S SHADE AVE	\$2,089,000	2,977	\$702
41 2560 SUNNYSIDE ST	\$649,900	1,388	\$468

SOLD PROPERTIES (in the last 180 days)

Address	Sold Price	HTD	SP/SqFt	Sold Date
42 2226 ARLINGTON ST	\$625,000	1,374	\$455	5/16/2025
43 2235 ARLINGTON ST	\$839,900	1,953	\$430	6/9/2025
44 2151 DATURA ST	\$625,000	1,182	\$529	8/28/2025
45 2364 FLOYD ST	\$920,000	2,248	\$409	3/21/2025
46 2415 FLOYD ST	\$1,000,000	2,665	\$375	6/12/2025
47 2538 FLOYD ST	\$619,000	2,388	\$259	6/2/2025
48 2110 HAWTHORNE ST	\$635,000	1,695	\$375	7/2/2025
49 2139 HAWTHORNE ST	\$1,350,000	2,480	\$544	5/21/2025
50 2254 HAWTHORNE ST	\$1,195,000	2,332	\$512	7/31/2025
51 2632 HAWTHORNE ST	\$2,420,000	3,543	\$683	6/27/2025
52 2105 HIBISCUS ST	\$675,000	1,420	\$475	6/17/2025
53 2460 HILLVIEW ST	\$975,000	2,120	\$460	8/19/2025
54 2135 HYDE PARK ST	\$1,210,000	2,033	\$595	7/1/2025
55 2141 HYDE PARK ST	\$775,000	1,511	\$513	4/25/2025
56 2149 HYDE PARK ST	\$1,975,000	2,930	\$674	6/30/2025
57 2512 JEFFERSON CIR	\$2,677,000	3,788	\$707	4/21/2025
58 1323 LOMA LINDA CT	\$1,695,000	3,067	\$553	6/30/2025
59 2321 MILFORD CIR	\$850,000	1,978	\$430	8/12/2025
60 2511 PROSPECT ST	\$985,000	2,566	\$384	6/6/2025
61 2563 PROSPECT ST	\$930,000	2,046	\$455	5/22/2025
62 2347 SUNNYSIDE PL	\$555,000	2,139	\$259	5/16/2025
63 2611 SUNNYSIDE ST	\$580,000	1,704	\$340	6/26/2025
64 2202 WALDEMERE ST	\$760,000	1,860	\$409	4/11/2025
65 2319 WEBBER ST	\$1,375,000	2,554	\$538	6/18/2025

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