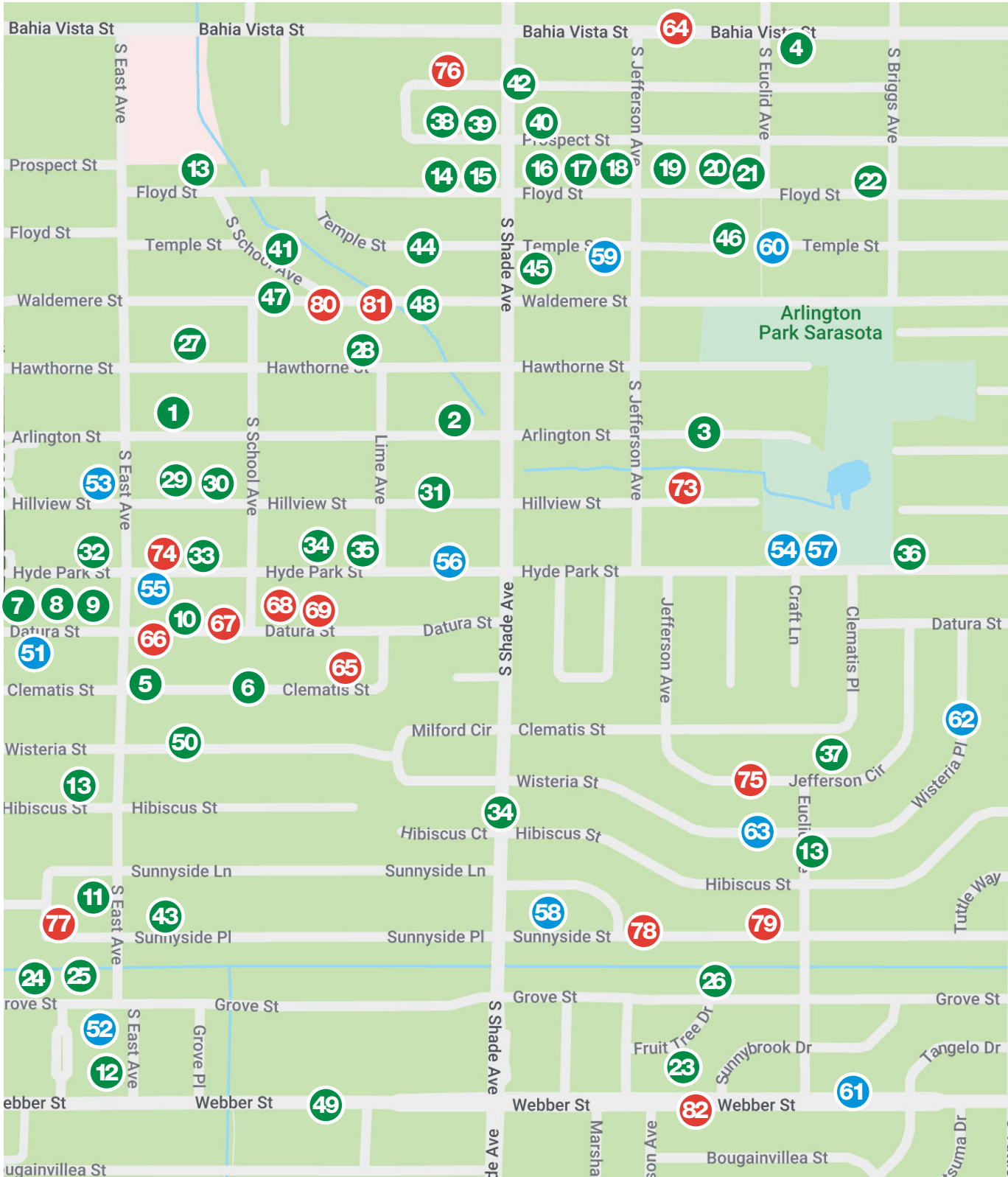


ARLINGTON PARK

► Comparative Market Analysis, March 2024

ACTIVE
PENDING
SOLD



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ACTIVE LISTINGS

Address	Lot #	List Price	HTD	LP/ SqFt
1 2283 Arlington St	21	\$1,695,000	2,977	\$569
2 2408 Arlington St	6	\$1,835,000	2,246	\$817
3 2534 Arlington St	10	\$1,399,000	2,131	\$657
4 2558 Bahia Vista	15	\$799,990	2,409	\$332
5 2124 Clematis Pl	4	\$2,960,000	3,574	\$828
6 2290 Clematis St	7	\$2,389,000	3,801	\$629
7 2038 Datura St	5	\$3,500,000	4,648	\$753
8 2058 Datura St	6	\$875,000	2,113	\$414
9 2115 Datura St	10	\$3,250,000	3,813	\$852
10 2338 Datura St	26	\$1,849,900	2,813	\$658
11 2695 S. East Ave	A	\$599,999	1,912	\$314
12 2715 S. East Ave	32-36S	\$2,200,000	2,749	\$800
13 2050 Euclid Ter	4	\$2,211,000	2,760	\$801
14 2138 Floyd St	75	\$2,100,000	2,545	\$825
15 2415 Floyd St	1	\$1,499,000	2,665	\$562
16 2420 Floyd St	9	\$2,500,000	3,356	\$745
17 2430 Floyd St	13-15	\$2,200,000	2,743	\$802
18 2440 Floyd St	13-15	\$2,200,000	2,743	\$802
19 2446 Floyd St	9	\$2,200,000	2,743	\$802
20 2590 Floyd St	10	\$1,900,000	2,594	\$732
21 2596 Floyd St	11	\$2,100,000	3,999	\$525
22 2735 Floyd St	8	\$699,000	1,427	\$490
23 2532 Fruit Tree	9a	\$2,750,000	3,931	\$700
24 2026 Grove St	12	\$689,900	1,263	\$546
25 2040 Grove St	10	\$2,825,000	3,495	\$808
26 2534 Grove St	6	\$3,240,000	4,615	\$702
27 2111 Hawthorne St	3	\$3,100,000	3,621	\$856
28 2380 Hawthorne St	9	\$2,490,000	3,001	\$830
29 2163 Hillview St	15	\$2,975,000	3,225	\$922
30 2233 Hillview St	7	\$3,250,000	3,758	\$865
31 2419 Hillview St	legal	\$2,825,000	3,500	\$807
32 2414 Hyde Park	4A	\$2,110,000	2,623	\$804
33 2104 Hyde Park Cir	12	\$675,000	1,693	\$399
34 2116 Hyde Park St	2	\$2,999,000	4,284	\$700
35 2302 Hyde Park St	22	\$719,500	1,524	\$472
36 2700 Hyde Park St	2	\$950,000	1,780	\$534
37 2512 Jefferson Cir	8	\$2,990,000	3,788	\$789
38 2335 Prospect St	40	\$1,575,000	1,825	\$863
39 2374 Prospect St	29	\$929,900	2,044	\$455
40 2502 Prospect St	1	\$2,195,000	3,153	\$696
41 1477 S. School Ave	131	\$574,900	1,280	\$449
42 1712 S. Shade	9	\$1,870,000	2,300	\$813
43 2140 Sunnyside Ln	21	\$750,000	1,400	\$536
44 2334 Temple St	116	\$1,795,000	2,050	\$876
45 2375 Temple St	97	\$750,000	2,970	\$253
46 2613 Temple St	20	\$2,180,000	3,308	\$659
47 2325 Waldemere	128	\$2,600,000	3,187	\$816
48 2458 Waldemere	9	\$2,310,000	2,850	\$811
49 2319 Webber St	1	\$1,797,000	2,554	\$704
50 2149 Wisteria St	12	\$2,150,000	3,220	\$668

SALE PENDING

Address	Lot #	List Price	HTD	LP/ SqFt
51 2024 Datura St	2	\$629,000	1,638	\$384
52 2733 S. East Ave	13	\$2,200,000	3,372	\$652
53 2180 Hillview St	20	\$3,065,000	4,322	\$709
54 2555 Hyde Park	1	\$2,250,000	2,838	\$793
55 2162 Hyde Park St	6	\$575,000	1,411	\$408
56 2350 Hyde Park St	3	\$765,000	1,444	\$530
57 2565 Hyde Park St	2	\$2,850,000	3,132	\$910
58 2456 Sunnyside St	5	\$639,000	1,300	\$492
59 2437 Temple St	12	\$749,000	1,336	\$561
60 2522 Temple St	3	\$589,000	1,204	\$489
61 2619 Webber St	20	\$729,000	1,897	\$384
62 2748 Wisteria Pl	11	\$665,000	1,516	\$439
63 2510 Wisteria St	10	\$689,000	1,388	\$496

SOLD PROPERTIES (in the last 180 days)

Address	Lot #	List Price	HTD	Sold Price	Sold Date	SP/ SqFt
64 2550 Bahia Vista St	13	\$749,990	2,092	\$745,000	3/5/2024	\$356
65 2413 Clematis St	2	\$539,000	1,592	\$550,000	1/12/2024	\$345
66 2038 Datura St	5	\$625,000	1,449	\$565,000	9/26/2023	\$390
67 2205 Datura St	1	\$1,750,000	2,353	\$1,650,000	12/7/2023	\$701
68 2235 Datura St	10	\$925,000	1,849	\$920,000	10/12/2023	\$498
69 2236 Datura St	5	\$577,000	1,214	\$575,000	1/30/2024	\$474
70 2205 Floyd St	60	\$599,000	1,214	\$565,000	3/8/2024	\$465
71 2486 Floyd St	1	\$1,099,990	2,857	\$1,101,418	9/22/2023	\$386
72 2747 Floyd St	12	\$799,900	1,752	\$765,000	9/15/2023	\$437
73 2522 Hillview St	8	\$897,500	1,793	\$897,500	10/19/2023	\$501
74 2105 Hyde Park Cir	16	\$697,000	1,912	\$697,000	10/11/2023	\$365
75 2571 Jefferson Cir	9	\$1,754,300	2,780	\$1,754,300	1/6/2024	\$631
76 1318 Loma Linda Ct	19	\$559,000	1,004	\$559,000	9/19/2023	\$557
77 2186 Sunnyside Ln	25	\$1,789,003	2,248	\$1,787,203	11/27/2023	\$795
78 2408 Sunnyside St	1	\$625,000	1,652	\$595,000	2/5/2024	\$360
79 2540 Sunnyside St	4	\$639,999	1,387	\$615,000	2/29/2024	\$443
80 2365 Waldemere St	124	\$1,700,000	2,260	\$1,500,000	10/4/2023	\$664
81 2375 Waldemere St	123	\$1,700,000	2,260	\$1,500,000	10/4/2023	\$664
82 2545 Webber St	1	\$769,000	1,762	\$725,000	12/5/2023	\$411

Roger/Thomas's Listings/Sales



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