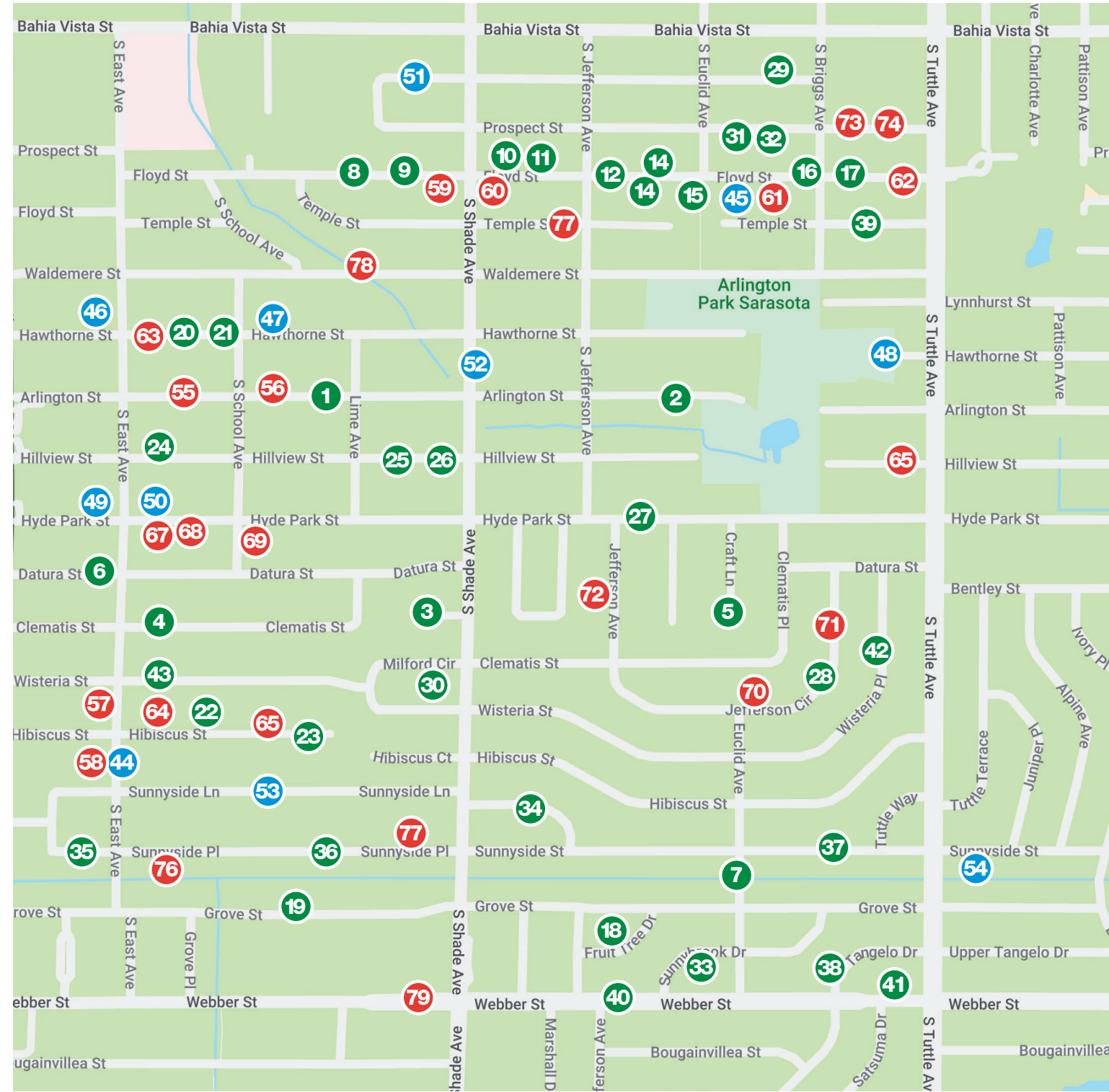


ARLINGTON PARK ► Comparative Market Analysis, June 2025



ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2283 ARLINGTON ST	\$1,575,000	2,977	\$529
2 2554 ARLINGTON ST	\$1,825,000	2,915	\$626
3 2377 BURTON LN	\$849,000	1,894	\$448
4 2124 CLEMATIS PL	\$3,300,000	3,574	\$923
5 2042 CRAFT LN	\$1,395,000	2,600	\$537
6 2038 DATURA ST	\$3,350,000	4,648	\$721
7 2110 EUCLID TER	\$699,000	1,946	\$359
8 2314 FLOYD ST	\$2,500,000	3,765	\$664
9 2375 FLOYD ST	\$2,349,999	3,472	\$677
10 2410 FLOYD ST	\$695,000	1,160	\$599
11 2420 FLOYD ST	\$2,299,000	3,356	\$685
12 2425 FLOYD ST	\$2,095,000	2,700	\$776
13 2430 FLOYD ST	\$1,899,000	2,743	\$692
14 2440 FLOYD ST	\$1,899,000	2,743	\$692
15 2446 FLOYD ST	\$1,899,000	2,743	\$692
16 2590 FLOYD ST	\$1,770,000	2,954	\$599
17 2596 FLOYD ST	\$2,394,000	4,000	\$599
18 2522 FRUIT TREE DR	\$569,900	2,072	\$275
19 2226 GROVE ST	\$2,400,000	3,263	\$736
20 2111 HAWTHORNE ST	\$2,699,000	3,621	\$745
21 2159 HAWTHORNE ST	\$1,500,000	3,163	\$474
22 2135 HIBISCUS ST	\$3,200,000	3,962	\$808
23 2234 HIBISCUS ST	\$1,750,000	2,692	\$650
24 2189 HILLVIEW ST	\$910,000	1,236	\$736
25 2321 HILLVIEW ST	\$2,599,900	3,403	\$764
26 2327 HILLVIEW ST	\$2,590,000	3,500	\$740
27 2462 HYDE PARK ST	\$585,000	1,300	\$450
28 2610 JEFFERSON CIR	\$749,000	1,636	\$458
29 2563 LOMA LINDA ST	\$1,500,000	2,500	\$600
30 2321 MILFORD CIR	\$850,000	1,978	\$430
31 2547 PROSPECT ST	\$698,000	1,588	\$440
32 2586 PROSPECT ST	\$1,499,000	3,585	\$418
33 2605 SUNNYBROOK DR	\$975,000	2,587	\$377
34 2430 SUNNYSIDE LN	\$559,900	1,502	\$373
35 2177 SUNNYSIDE PL	\$2,995,000	4,624	\$648
36 2311 SUNNYSIDE PL	\$562,000	2,218	\$253
37 2560 SUNNYSIDE ST	\$729,000	1,388	\$525
38 2746 TANGELO DR	\$585,000	2,071	\$282
39 2613 TEMPLE ST	\$1,680,000	3,308	\$508
40 2421 WEBBER ST	\$2,099,000	2,809	\$747
41 2609 WEBBER ST	\$579,000	1,673	\$346
42 2124 WISTERIA ST	\$1,425,000	2,879	\$495
43 2182 WISTERIA ST	\$2,160,000	2,706	\$798

SALE PENDING

Address	List Price	HTD	LP/SqFt
44 2733 S EAST AVE	\$2,200,000	3,372	\$652
45 2535 FLOYD ST	\$585,000	1,325	\$442
46 2110 HAWTHORNE ST	\$690,000	1,695	\$407
47 2254 HAWTHORNE ST	\$1,200,000	2,332	\$515
48 2632 HAWTHORNE ST	\$2,485,000	3,543	\$701
49 2135 HYDE PARK ST	\$1,265,000	2,033	\$622
50 2149 HYDE PARK ST	\$1,999,000	2,930	\$682
51 1323 LOMA LINDA CT	\$1,695,000	3,067	\$553
52 1423 S SHADE AVE	\$1,695,000	3,248	\$522
53 2242 SUNNYSIDE LN	\$725,000	1,598	\$454
54 2611 SUNNYSIDE ST	\$599,000	1,704	\$352

SOLD PROPERTIES (in the last 180 days)

Address	Sold Price	HTD	SP/SqFt	Sold Date
55 2226 ARLINGTON ST	\$625,000	1,374	\$455	5/16/2025
56 2235 ARLINGTON ST	\$839,900	1,953	\$430	6/9/2025
57 2715 S EAST AVE	\$2,200,000	2,749	\$800	1/2/2025
58 2724 S EAST AVE	\$728,500	1,425	\$511	2/3/2025
59 2364 FLOYD ST	\$920,000	2,248	\$409	3/21/2025
60 2415 FLOYD ST	\$1,000,000	2,665	\$375	6/12/2025
61 2538 FLOYD ST	\$619,000	2,388	\$259	6/2/2025
62 2757 FLOYD ST	\$660,000	1,465	\$451	1/31/2025
63 2139 HAWTHORNE ST	\$1,350,000	2,480	\$544	5/21/2025
64 2105 HIBISCUS ST	\$675,000	1,420	\$475	6/17/2025
65 2295 HIBISCUS ST	\$629,000	1,401	\$449	2/10/2025
66 2542 HILLVIEW ST	\$555,000	1,378	\$403	1/23/2025
67 2135 HYDE PARK CIR	\$665,000	1,801	\$369	2/11/2025
68 2116 HYDE PARK ST	\$2,500,000	4,284	\$584	1/15/2025
69 2141 HYDE PARK ST	\$775,000	1,511	\$513	4/25/2025
70 2512 JEFFERSON CIR	\$2,677,000	3,788	\$707	4/21/2025
71 2674 JEFFERSON CIR	\$865,000	1,700	\$509	2/21/2025
72 2127 S JEFFERSON AVE	\$800,000	2,825	\$283	2/28/2025
73 2511 PROSPECT ST	\$985,000	2,566	\$384	6/6/2025
74 2563 PROSPECT ST	\$930,000	2,046	\$455	5/22/2025
75 2077 SUNNYSIDE PL	\$675,000	1,905	\$354	1/28/2025
76 2347 SUNNYSIDE PL	\$555,000	2,139	\$259	5/16/2025
77 2425 TEMPLE ST	\$1,765,000	2,915	\$605	2/13/2025
78 2202 WALDEMERE ST	\$760,000	1,860	\$409	4/11/2025
79 2319 WEBBER ST	\$1,375,000	2,554	\$538	6/18/2025

