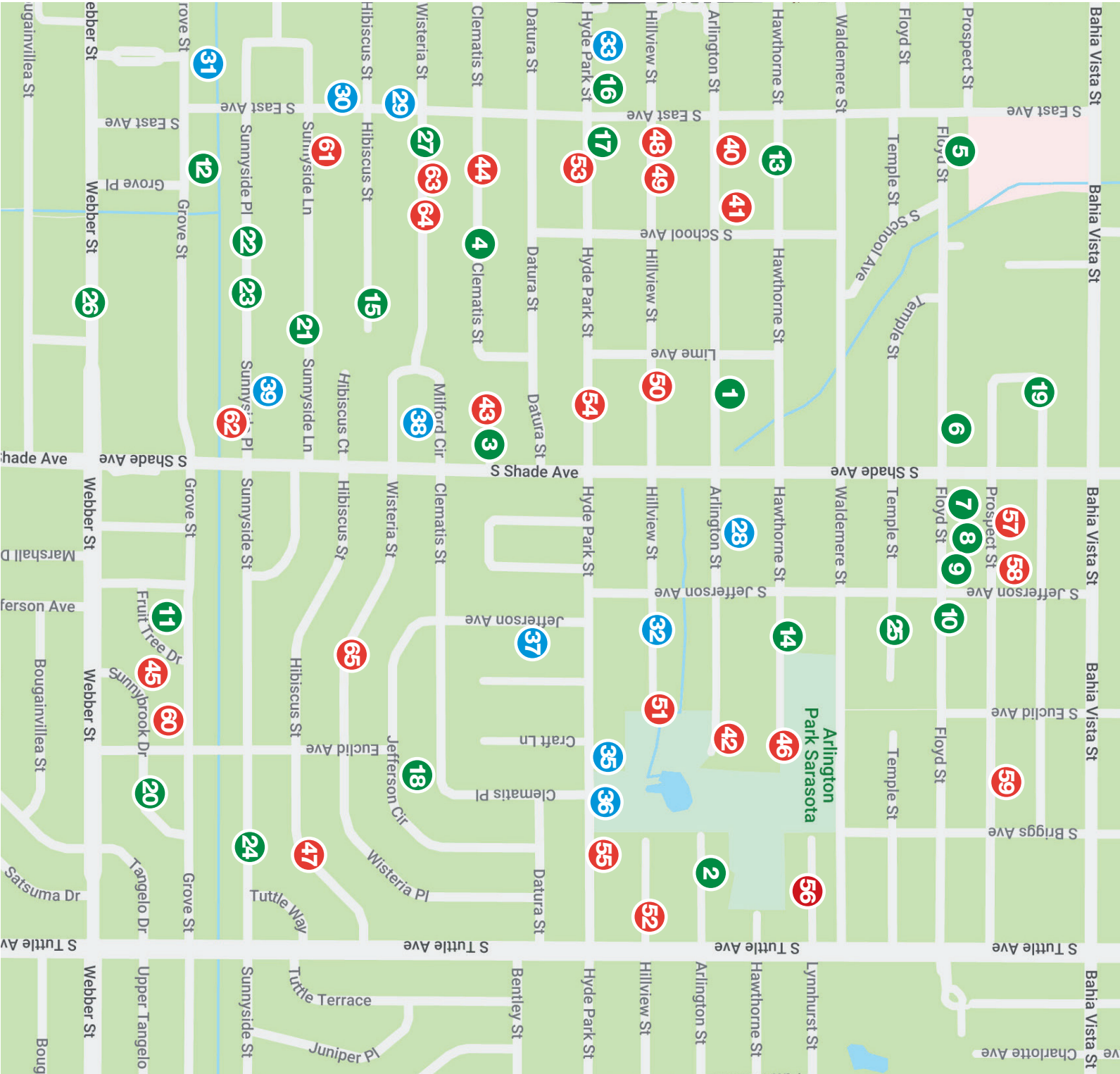




Address: 443 John Ringling Blvd., Suite F, Sarasota FL 34236
Office: 941.387.1840 **cell:** 941.586.6668
e-mail: roger@pettingall.com **website:** Pettingall.com

#1 SARASOTA REALTOR® 2008, 2010, 2012-2023

ARLINGTON PARK Comparative Market Analysis, October 2024



ACTIVE LISTINGS

Address		List Price	HTD	LP/SqFt
1	2374 ARLINGTON ST	\$699,000	1,126	\$621
2	2729 ARLINGTON ST	\$615,000	1,840	\$334
3	2377 BURTON LN	\$889,000	1,894	\$469
4	2290 CLEMATIS ST	\$2,525,000	3,801	\$664
5	2138 FLOYD ST	\$1,999,000	2,545	\$785
6	2345 FLOYD ST	\$550,000	1,426	\$386
7	2420 FLOYD ST	\$2,700,000	3,356	\$805
8	2430 FLOYD ST	\$2,200,000	2,743	\$802
9	2440 FLOYD ST	\$2,200,000	2,743	\$802
10	2446 FLOYD ST	\$2,200,000	2,743	\$802
11	2522 FRUIT TREE DR	\$674,900	2,072	\$326
12	2226 GROVE ST	\$2,385,000	3,263	\$734
13	2111 HAWTHORNE ST	\$3,100,000	3,621	\$856
14	2491 HAWTHORNE ST	\$749,000	2,028	\$369
15	2234 HIBISCUS ST	\$1,880,000	2,692	\$698
16	2135 HYDE PARK ST	\$1,550,000	2,053	\$755
17	2149 HYDE PARK ST	\$2,555,000	2,930	\$872
18	2512 JEFFERSON CIR	\$2,990,000	3,788	\$789
19	1318 LOMA LINDA CT	\$635,000	1,004	\$632
20	2605 SUNNYBROOK DR	\$999,000	2,587	\$386
21	2231 SUNNYSIDE LN	\$699,000	1,800	\$388
22	2160 SUNNYSIDE PL	\$864,000	1,556	\$555
23	2186 SUNNYSIDE PL	\$698,000	1,989	\$351
24	2611 SUNNYSIDE ST	\$675,000	1,704	\$396
25	2425 TEMPLE ST	\$1,829,000	2,915	\$627
26	2319 WEBBER ST	\$1,795,000	2,554	\$703
27	2124 WISTERIA ST	\$1,750,000	2,879	\$608

SOLD PROPERTIES (in the last 180 days)

	Address	Sold Price	HTD	SP/Sqft	Sold Date
40	2258 ARLINGTON ST	\$720,000	1,510	\$477	7/31/2024
41	2280 ARLINGTON ST	\$850,000	1,860	\$457	8/5/2024
42	2534 ARLINGTON ST	\$1,318,000	2,131	\$618	6/7/2024
43	2376 BURTON LN	\$865,000	1,884	\$459	5/23/2024
44	2136 CLEMATIS PL	\$575,000	1,272	\$452	10/15/2024
45	2504 FRUIT TREE DR	\$665,000	1,200	\$554	7/23/2024
46	2632 HAWTHORNE ST	\$570,000	625	\$912	9/23/2024
47	2624 HIBISCUS ST	\$720,000	1,680	\$429	4/24/2024
48	2163 HILLVIEW ST	\$2,750,000	3,225	\$853	7/19/2024
49	2181 HILLVIEW ST	\$1,370,000	1,924	\$712	9/12/2024
50	2395 HILLVIEW ST	\$1,050,000	2,738	\$383	9/30/2024
51	2555 HILLVIEW ST	\$800,000	1,228	\$651	8/15/2024
52	2737 HILLVIEW ST	\$585,000	1,612	\$363	10/4/2024
53	2147 HYDE PARK CIR	\$712,000	1,736	\$410	7/12/2024
54	2302 HYDE PARK ST	\$718,500	1,524	\$471	7/3/2024
55	2650 HYDE PARK ST	\$799,000	2,083	\$384	6/13/2024
56	2723 LYNNHURST ST	\$560,000	2,422	\$231	4/30/2024
57	2314 PROSPECT ST	\$1,985,000	3,651	\$544	9/6/2024
58	2374 PROSPECT ST	\$870,000	2,044	\$426	5/9/2024
59	2502 PROSPECT ST	\$2,135,250	3,153	\$677	9/16/2024
60	2532 SUNNYSBROOK DR	\$690,000	1,980	\$348	10/17/2024
61	2140 SUNNYSIDE LN	\$722,500	1,445	\$500	5/20/2024
62	2322 SUNNYSIDE PL	\$560,000	1,628	\$344	8/8/2024
63	2149 WISTERIA ST	\$1,835,000	3,220	\$570	10/18/2024
64	2157 WISTERIA ST	\$1,835,000	3,220	\$570	7/25/2024
65	2426 WISTERIA ST	\$720,000	1,570	\$459	6/12/2024

SALE PENDING

Address	List Price	HTD	LP/Sqft
28 2408 ARLINGTON ST	\$1,619,000	2,246	\$721
29 2715 S EAST AVE	\$2,200,000	2,749	\$800
30 2733 S EAST AVE	\$2,200,000	3,372	\$652
31 2026 GROVE ST	\$639,999	1,263	\$507
32 2542 HILLVIEW ST	\$577,000	1,378	\$419
33 2104 HYDE PARK CIR	\$675,000	1,693	\$399
34 2311 HYDE PARK ST	\$1,395,000	2,289	\$609
35 2575 HYDE PARK ST	\$839,000	1,881	\$446
36 2585 HYDE PARK ST	\$1,395,000	2,252	\$619
37 2147 S JEFFERSON	\$675,000	1,940	\$348
38 2321 MILFORD CIR	\$835,000	1,978	\$422
39 2277 SUNNYSIDE LN	\$749,000	1,375	\$545



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
Sarasota, FL 34236
Web: pettingell.com
Email: thomas@pettingell.com

View our properties on: pettingell.com



Our Listings/Sales

The property information herein is derived from various sources that may include, but not be limited to, county records and Multiple Listing Service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® Slogan is a registered trademark of company offices which are owned by a subsidiary of Ameriquest Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System logo supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period April 24, 2024 through October 21, 2024.