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

#### **ACTIVE** ARLINGTON PARK Comparative Market Analysis, August 2024 **PENDING** Bahia Vista St **67** Bahia Vista St Bahia Vista St Ballia Vista St Bahia Vista St 63 83 45 **1**6 Prospect St **1**5 18 19 2 Floyd St Floyd St Floyd St 51 Temple St Temple St 52 Waldemere St Waldemere St Arlington 82 Park Sarasota Lynnhurst St Hawthorne St Hawthorne St Hawthorne St Hawthorne St 1 2 Arlington St Arlington St Arlington St 33 **76 59** Hillview St lillview St Hillview St Hillview St 81 **61** Hyde Park St Hyde Park St Hyde Park St Hyde Park St **4**3 Datura St Datura St Datura \$70 Datura St Bentley St 8 694 Clematis St Wisteria St Milford Cir Clematis St 42 **57** Jefferson Cit Wisteria St Hibiscus St Hibiscus St Hibiscus Ct Hibiscus St 13 73 Sumyside Ln Sunnyside Ln Hibiscus S 86 Sunnyside St Sunnyside P Sunnyside St 23 2 **Grove St** Grove St rove S Grove St angelo Dr **Upper Tangelo** ebber St Webber St Webber St Webber St Webber St Bougainvillea St ugainvillea St

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. 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. System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period August 21, 2023 through August 21, 2024.

#### Our Listings/Sales

### **ACTIVE LISTINGS**

dress		List Price	HTD	LP/SqFt
2374	ARLINGTON ST	\$699,000	1,126	\$621
2408	ARLINGTON ST	\$1,629,000	2,246	\$725
2370	BAHIA VISTA ST	\$550,000	1,059	\$519
2377	BURTON LN	\$889,000	1,894	\$469
2124	CLEMATIS PL	\$2,960,000	3,574	\$828
2136	CLEMATIS PL	\$575,000	1,272	\$452
2290	CLEMATIS ST	\$2,525,000	3,801	\$664
2042	CRAFT LN	\$1,500,000	2,600	\$577
2038	DATURA ST	\$3,525,000	4,648	\$758
2115	DATURA ST	\$3,250,000	3,813	\$852
2125	DATURA ST	\$3,325,000	3,900	\$853
2695	S. EAST AVE	\$599,999	2,100	\$286
2050	EUCLID TER	\$2,215,000	2,760	\$803
2120	EUCLID TER	\$1,150,000	1,167	\$985
2345	FLOYD ST	\$575,000	1,426	\$403
2420	FLOYD ST	\$2,700,000	3,356	\$805
2430	FLOYD ST	\$2,200,000	2,743	\$802
2440	FLOYD ST	\$2,200,000	2,743	\$802
2446	FLOYD ST	\$2,200,000	2,743	\$802
2757	FLOYD ST	\$775,000	1,465	\$529
2264	FLOYD ST	\$600,000	1,564	\$384
2532	FRUIT TREE	\$2,750,000	3,931	\$700
2717	GROVE PL	\$575,000	1,567	\$367
2026	GROVE ST	\$639,999	1,263	\$507
2040	GROVE ST	\$2,830,000	3,495	\$810
2226	GROVE ST	\$2,395,000	3,263	\$734
2534	GROVE ST	\$3,240,000	4,615	\$702
2111	HAWTHORNE ST	\$3,100,000	3,621	\$856
2380	HAWTHORNE ST	\$2,490,000	3,001	\$830
2632	HAWTHORNE ST	\$599,000	625	\$958
2181	HILLVIEW ST	\$1,499,900	1,924	\$780
2233	HILLVIEW ST	\$3,250,000	3,758	\$865
2395	HILLVIEW ST	\$1,190,000	2,738	\$435
2419	HILLVIEW ST	\$2,825,000	3,500	\$807
2010	HYDE PARK CIR	\$2,110,000	2,623	\$804
2104	HYDE PARK CIR	\$675,000	1,693	\$399
2116	HYDE PARK ST	\$2,895,000	4,284	\$676
2135	HYDE PARK ST	\$1,550,000	2,053	\$755
2149	HYDE PARK ST	\$2,555,000	2,930	\$872
2311	HYDE PARK ST	\$1,450,000	2,289	\$633
2575	HYDE PARK ST	\$839,000	1,881	\$446
2512	JEFFERSON CIR	\$2,990,000	3,788	\$789
2147	S. JEFFERSON AVE	\$698,000	1,940	\$360
2321	MILFORD CIR	\$850,000	1,978	\$430
2353	PROSPECT ST	\$569,000	1,125	\$506
1712	S. SHADE	\$1,870,000	2,300	\$813
2532	SUNNYBROOK DR	\$699,000	1,980	\$353
2605	SUNNYBROOK DR	\$1,099,000	2,587	\$425
2277	SUNNYSIDE LN	\$749,000	1,375	\$545
2375	TEMPLE ST	\$625,000	2,970	\$210
2613	TEMPLE ST	\$2,180,000	3,308	\$659
2325	WALDEMERE ST	\$2,600,000	3,187	\$816
	WALDEMEDE OF	\$2,315,000	2,850	\$812
2458	WALDEMERE ST			
2458 2319 2124	WEBBER ST	\$1,805,000	2,554 2,879	\$707
	2408 2370 2377 2124 2136 2290 2042 2038 2115 2125 2695 2120 2345 2440 2446 2757 2264 2532 2717 2264 2532 2717 2266 2330 2410 2380 2410 2111 2380 2632 2111 2331 2311 2575 2512 2147 2214 2311 2575 2512 2147 22532 2605 2277 2375 2613	2408         ARLINGTON ST           2370         BAHIA VISTA ST           2377         BURTON LN           2124         CLEMATIS PL           2136         CLEMATIS PL           2290         CLEMATIS ST           2042         CRAFT LN           2038         DATURA ST           2115         DATURA ST           2125         DATURA ST           2695         S. EAST AVE           2050         EUCLID TER           2120         EUCLID TER           2345         FLOYD ST           2440         FLOYD ST           2446         FLOYD ST           2446         FLOYD ST           2252         FRUIT TREE           2717         GROVE ST           2264         FLOYD ST           2265         GROVE ST           2266         GROVE ST           2267         GROVE ST           2380         HAWTHORNE ST           2381         HILLVIEW ST           2383         HILLVIEW ST	2408         ARLINGTON ST         \$1,629,000           2370         BAHIA VISTA ST         \$550,000           2377         BURTON LN         \$889,000           2124         CLEMATIS PL         \$2,960,000           2136         CLEMATIS ST         \$2,525,000           2290         CLEMATIS ST         \$2,525,000           2042         CRAFT LN         \$1,500,000           2038         DATURA ST         \$3,525,000           2115         DATURA ST         \$3,525,000           2125         DATURA ST         \$3,325,000           2695         S. EAST AVE         \$599,999           2050         EUCLID TER         \$1,150,000           2120         EUCLID TER         \$1,150,000           2345         FLOYD ST         \$2,700,000           2440         FLOYD ST         \$2,200,000           2440         FLOYD ST         \$2,200,000           2446         FLOYD ST         \$2,200,000           2532         FRUIT TREE         \$2,750,000           2532         FRUIT TREE         \$2,750,000           2532         FRUIT TREE         \$2,750,000           2534         GROVE ST         \$3,340,000 <t< th=""><th>2408 ARLINGTON ST         \$1,629,000         2,246           2370 BAHIA VISTA ST         \$550,000         1,059           2377 BURTON LN         \$889,000         1,894           2124 CLEMATIS PL         \$2,960,000         3,574           2136 CLEMATIS PL         \$575,000         1,272           2290 CLEMATIS ST         \$2,525,000         3,801           2042 CRAFT LN         \$1,500,000         2,600           2038 DATURA ST         \$3,525,000         3,813           2115 DATURA ST         \$3,250,000         3,900           2695 S. EAST AVE         \$599,999         2,100           2050 EUCLID TER         \$1,150,000         1,167           2345 FLOYD ST         \$2,700,000         3,356           2420 FLOYD ST         \$2,700,000         2,743           2440 FLOYD ST         \$2,200,000         2,743           2440 FLOYD ST         \$2,200,000         2,743           2446 FLOYD ST         \$2,200,000         2,743           2532 FRUIT TREE         \$2,750,000         3,931           2717 GROVE PL         \$575,000         1,564           2532 FRUIT TREE         \$2,750,000         3,621           2226 GROVE ST         \$3,240,000         4,615</th></t<>	2408 ARLINGTON ST         \$1,629,000         2,246           2370 BAHIA VISTA ST         \$550,000         1,059           2377 BURTON LN         \$889,000         1,894           2124 CLEMATIS PL         \$2,960,000         3,574           2136 CLEMATIS PL         \$575,000         1,272           2290 CLEMATIS ST         \$2,525,000         3,801           2042 CRAFT LN         \$1,500,000         2,600           2038 DATURA ST         \$3,525,000         3,813           2115 DATURA ST         \$3,250,000         3,900           2695 S. EAST AVE         \$599,999         2,100           2050 EUCLID TER         \$1,150,000         1,167           2345 FLOYD ST         \$2,700,000         3,356           2420 FLOYD ST         \$2,700,000         2,743           2440 FLOYD ST         \$2,200,000         2,743           2440 FLOYD ST         \$2,200,000         2,743           2446 FLOYD ST         \$2,200,000         2,743           2532 FRUIT TREE         \$2,750,000         3,931           2717 GROVE PL         \$575,000         1,564           2532 FRUIT TREE         \$2,750,000         3,621           2226 GROVE ST         \$3,240,000         4,615

\$1,914,000

3,220

56 2149 WISTERIA ST

## **SALE PENDING**

Address	List Price HTD		LP/SqFt
2715 S. EAST AVE	\$2,200,000	2,749	\$800
63 2733 S. EAST AVE	\$2,200,000	3,372	\$652
59 2737 HILLVIEW ST	\$595,000	1,612	\$369
a 2555 HYDE PARK	\$2,250,000	2,838	\$793
60 2565 HYDE PARK ST	\$2,850,000	3,132	\$910
2314 PROSPECT ST	\$1,985,000	3,651	\$544
© 2502 PROSPECT ST	\$2,195,000	3,153	\$696

# **SOLD PROPERTIES (in the last 180 days)**

50		I HOI LI	TITES (III	tile ie	131 100	uays
		Address	Sold Price	HTD	SP/SqFt	Sold Date
64	2258	ARLINGTON ST	\$720,000	1,510	\$530	7/31/2024
65	2280	ARLINGTON ST	\$850,000	1,860	\$483	8/5/2024
66	2534	ARLINGTON ST	\$1,318,000	2,131	\$655	6/7/2024
<b>⑦</b>	2550	BAHIA VISTA ST	\$745,000	2,092	\$359	3/5/2024
68	2558	BAHIA VISTA ST	\$772,000	2,409	\$332	4/16/2024
69	2376	BURTON LN	\$865,000	1,884	\$467	5/23/2024
70	2024	DATURA ST	\$635,000	1,638	\$384	3/26/2024
7	2205	FLOYD ST	\$565,000	1,214	\$493	3/8/2024
<b>P</b>	2504	FRUIT TREE DR	\$665,000	1,200	\$583	7/23/2024
<b>7</b> 3	2624	HIBISCUS ST	\$720,000	1,680	\$446	4/24/2024
74	2163	HILLVIEW ST	\$2,750,000	3,225	\$922	7/19/2024
<b>7</b>	2180	HILLVIEW ST	\$2,900,000	4,322	\$709	4/12/2024
76	2555	HILLVIEW ST	\$800,000	1,228	\$692	8/15/2024
<b>W</b>	2147	HYDE PARK CIR	\$712,000	1,736	\$410	7/12/2024
78	2162	HYDE PARK ST	\$575,000	1,411	\$408	3/28/2024
79	2302	HYDE PARK ST	\$718,500	1,524	\$471	7/3/2024
80	2350	HYDE PARK ST	\$700,000	1,444	\$530	4/17/2024
81	2650	HYDE PARK ST	\$799,000	2,083	\$384	6/13/2024
82	2723	LYNNHURST ST	\$560,000	2,422	\$248	4/30/2024
83	2374	PROSPECT ST	\$870,000	2,044	\$452	5/9/2024
84	2140	SUNNYSIDE LN	\$722,500	1,445	\$519	5/20/2024
85	2322	SUNNYSIDE PL	\$560,000	1,628	\$359	8/8/2024
86	2456	SUNNYSIDE ST	\$610,000	1,300	\$492	4/16/2024
87	2540	SUNNYSIDE ST	\$615,000	1,387	\$461	2/29/2024
83	2437	TEMPLE ST	\$685,000	1,336	\$561	3/25/2024
89	2522	TEMPLE ST	\$567,500	1,204	\$489	3/13/2024
90	2619	WEBBER ST	\$675,000	1,897	\$384	4/1/2024
91	2748	WISTERIA PL	\$650,000	1,516	\$439	4/11/2024
92	2157	WISTERIA ST	\$1,835,000	3,220	\$601	7/25/2024
93	2426	WISTERIA ST	\$720,000	1,570	\$462	6/12/2024
94	2510	WISTERIA ST	\$680,000	1,388	\$496	4/5/2024



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