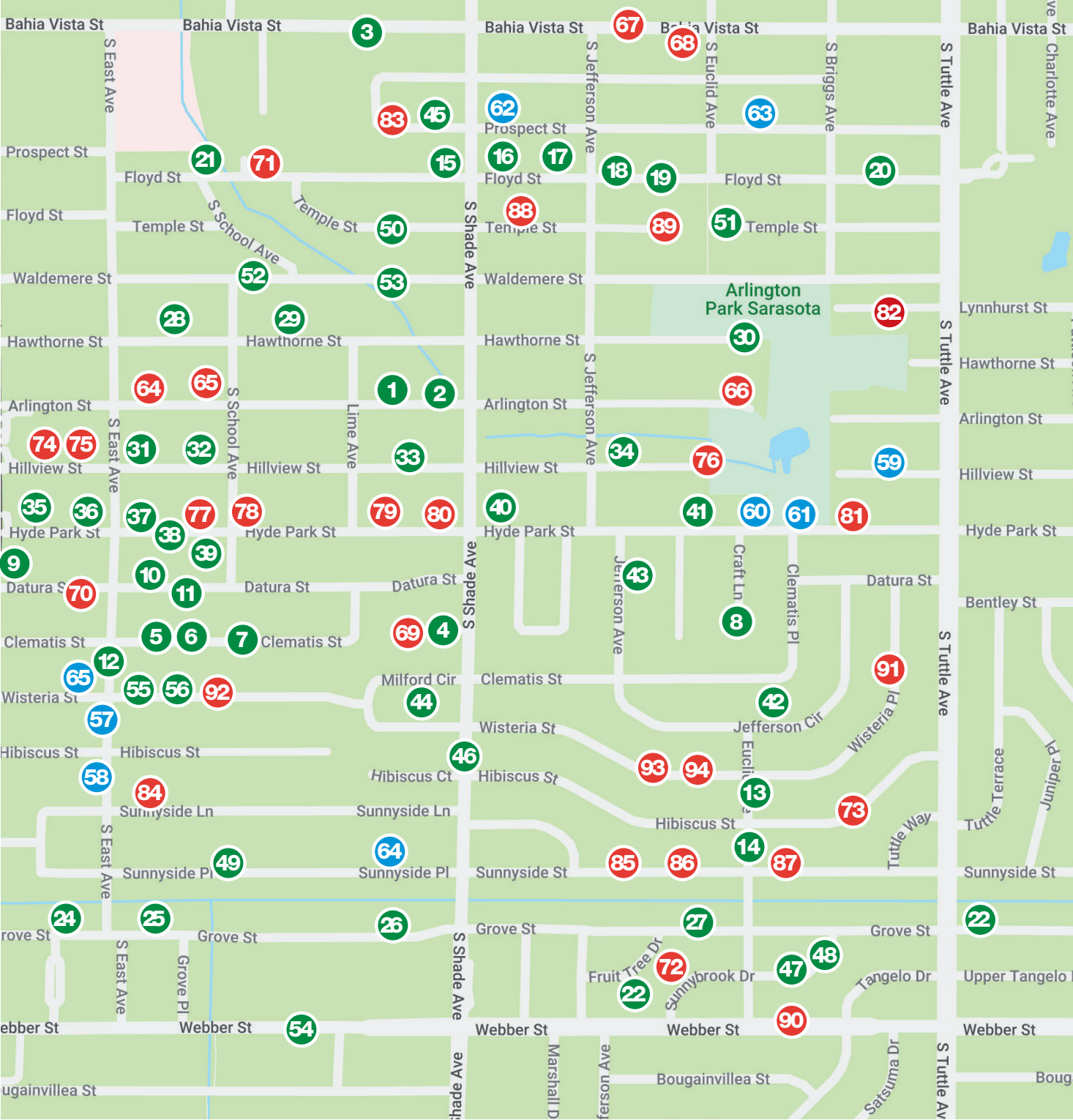


ARLINGTON PARK

Comparative Market Analysis, August 2024

ACTIVE
PENDING
SOLD



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Our Listings/Sales

ACTIVE LISTINGS

	Address	List Price	HTD	LP/SqFt
1	2374 ARLINGTON ST	\$699,000	1,126	\$621
2	2408 ARLINGTON ST	\$1,629,000	2,246	\$725
3	2370 BAHIA VISTA ST	\$550,000	1,059	\$519
4	2377 BURTON LN	\$889,000	1,894	\$469
5	2124 CLEMATIS PL	\$2,960,000	3,574	\$828
6	2136 CLEMATIS PL	\$575,000	1,272	\$452
7	2290 CLEMATIS ST	\$2,525,000	3,801	\$664
8	2042 CRAFT LN	\$1,500,000	2,600	\$577
9	2038 DATURA ST	\$3,525,000	4,648	\$758
10	2115 DATURA ST	\$3,250,000	3,813	\$852
11	2125 DATURA ST	\$3,325,000	3,900	\$853
12	2695 S. EAST AVE	\$599,999	2,100	\$286
13	2050 EUCLID TER	\$2,215,000	2,760	\$803
14	2120 EUCLID TER	\$1,150,000	1,167	\$985
15	2345 FLOYD ST	\$575,000	1,426	\$403
16	2420 FLOYD ST	\$2,700,000	3,356	\$805
17	2430 FLOYD ST	\$2,200,000	2,743	\$802
18	2440 FLOYD ST	\$2,200,000	2,743	\$802
19	2446 FLOYD ST	\$2,200,000	2,743	\$802
20	2757 FLOYD ST	\$775,000	1,465	\$529
21	2264 FLOYD ST	\$600,000	1,564	\$384
22	2532 FRUIT TREE	\$2,750,000	3,931	\$700
23	2717 GROVE PL	\$575,000	1,567	\$367
24	2026 GROVE ST	\$639,999	1,263	\$507
25	2040 GROVE ST	\$2,830,000	3,495	\$810
26	2226 GROVE ST	\$2,395,000	3,263	\$734
27	2534 GROVE ST	\$3,240,000	4,615	\$702
28	2111 HAWTHORNE ST	\$3,100,000	3,621	\$856
29	2380 HAWTHORNE ST	\$2,490,000	3,001	\$830
30	2632 HAWTHORNE ST	\$599,000	625	\$958
31	2181 HILLVIEW ST	\$1,499,900	1,924	\$780
32	2233 HILLVIEW ST	\$3,250,000	3,758	\$865
33	2395 HILLVIEW ST	\$1,190,000	2,738	\$435
34	2419 HILLVIEW ST	\$2,825,000	3,500	\$807
35	2010 HYDE PARK CIR	\$2,110,000	2,623	\$804
36	2104 HYDE PARK CIR	\$675,000	1,693	\$399
37	2116 HYDE PARK ST	\$2,895,000	4,284	\$676
38	2135 HYDE PARK ST	\$1,550,000	2,053	\$755
39	2149 HYDE PARK ST	\$2,555,000	2,930	\$872
40	2311 HYDE PARK ST	\$1,450,000	2,289	\$633
41	2575 HYDE PARK ST	\$839,000	1,881	\$446
42	2512 JEFFERSON CIR	\$2,990,000	3,788	\$789
43	2147 S. JEFFERSON AVE	\$698,000	1,940	\$360
44	2321 MILFORD CIR	\$850,000	1,978	\$430
45	2353 PROSPECT ST	\$569,000	1,125	\$506
46	1712 S. SHADE	\$1,870,000	2,300	\$813
47	2532 SUNNYBROOK DR	\$699,000	1,980	\$353
48	2605 SUNNYBROOK DR	\$1,099,000	2,587	\$425
49	2277 SUNNYSIDE LN	\$749,000	1,375	\$545
50	2375 TEMPLE ST	\$625,000	2,970	\$210
51	2613 TEMPLE ST	\$2,180,000	3,308	\$659
52	2325 WALDEMERE ST	\$2,600,000	3,187	\$816
53	2458 WALDEMERE ST	\$2,315,000	2,850	\$812
54	2319 WEBBER ST	\$1,805,000	2,554	\$707
55	2124 WISTERIA ST	\$1,750,000	2,879	\$608
56	2149 WISTERIA ST	\$1,914,000	3,220	\$594

SALE PENDING

	Address	List Price	HTD	LP/SqFt
57	2715 S. EAST AVE	\$2,200,000	2,749	\$800
58	2733 S. EAST AVE	\$2,200,000	3,372	\$652
59	2737 HILLVIEW ST	\$595,000	1,612	\$369
60	2555 HYDE PARK	\$2,250,000	2,838	\$793
61	2565 HYDE PARK ST	\$2,850,000	3,132	\$910
62	2314 PROSPECT ST	\$1,985,000	3,651	\$544
63	2502 PROSPECT ST	\$2,195,000	3,153	\$696

SOLD PROPERTIES (in the last 180 days)

	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
67	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
71	2205 FLOYD ST	\$565,000	1,214	\$493	3/8/2024
72	2504 FRUIT TREE DR	\$665,000	1,200	\$583	7/23/2024
73	2624 HIBISCUS ST	\$720,000	1,680	\$446	4/24/2024
74	2163 HILLVIEW ST	\$2,750,000	3,225	\$922	7/19/2024
75	2180 HILLVIEW ST	\$2,900,000	4,322	\$709	4/12/2024
76	2555 HILLVIEW ST	\$800,000	1,228	\$692	8/15/2024
77	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
88	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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