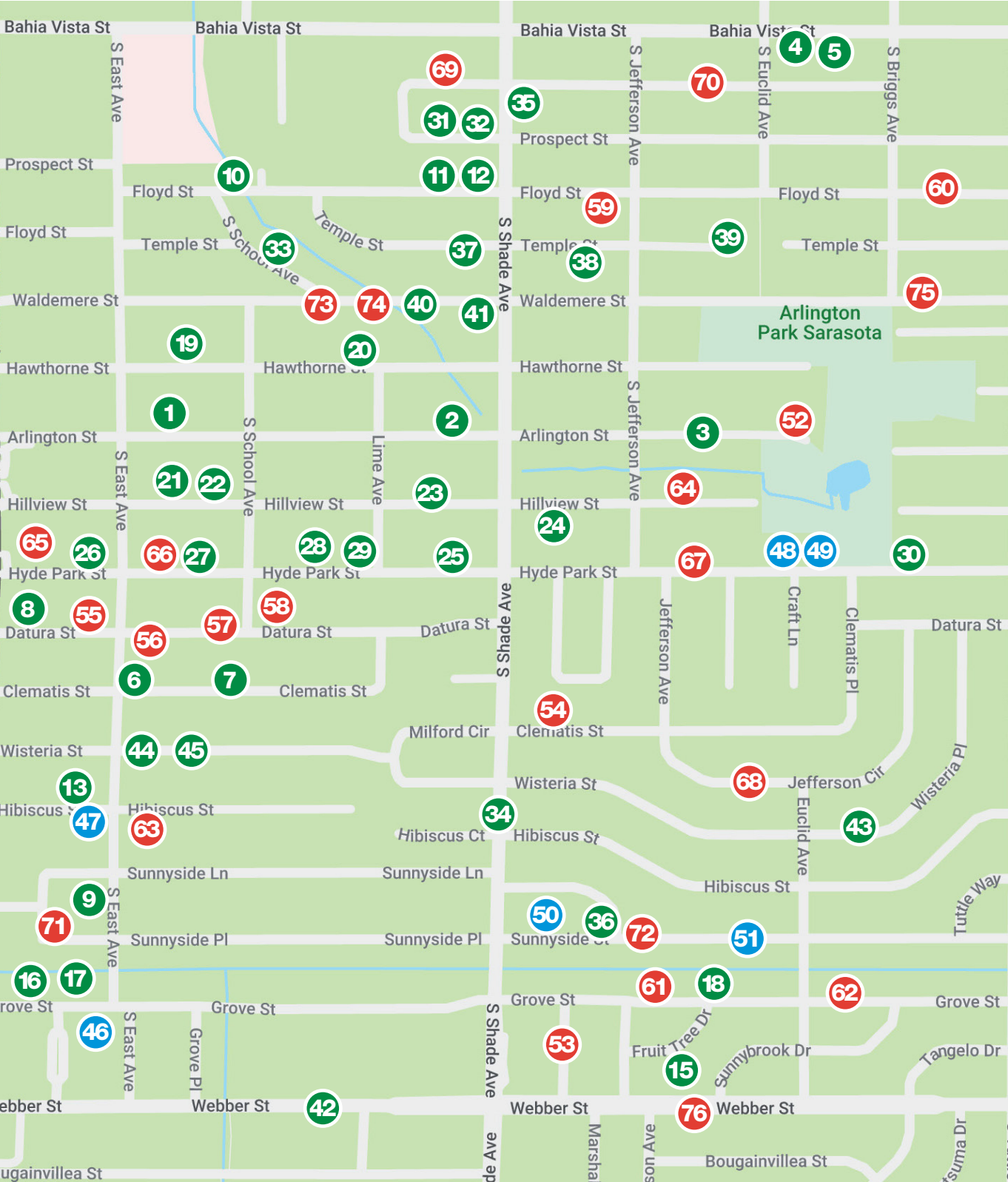




ARLINGTON PARK

▶ Comparative Market Analysis, January 2024



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 05, 2023 through January 31, 2024.

ACTIVE LISTINGS

Address	Lot #	List Price	HTD	LP/ SqFt
1 2283 Arlington St	21	\$1,798,000	2,977	\$604
2 2408 Arlington St	6	\$1,835,000	2,248	\$816
3 2534 Arlington St	10	\$1,399,900	2,131	\$657
4 2550 Bahia Vista St	13	\$749,990	2,092	\$359
5 2558 Bahia Vista St	15	\$799,990	2,409	\$332
6 2124 Clematis Pl	4	\$2,950,000	3,574	\$825
7 2290 Clematis St	7	\$2,389,000	3,801	\$629
8 2024 Datura St	2	\$665,000	1,638	\$406
9 2695 S East Ave	A	\$599,999	1,912	\$314
10 2138 Floyd St	75	\$2,100,000	2,545	\$825
11 2205 Floyd St	60	\$599,000	1,214	\$493
12 2415 Floyd St	1	\$1,499,000	2,665	\$562
13 2590 Floyd St	10	\$1,900,000	2,594	\$732
14 2596 Floyd St	11	\$2,100,000	3,999	\$525
15 2532 Fruit Tree	9a	\$2,750,000	3,931	\$700
16 2026 Grove St	12	\$689,900	1,263	\$546
17 2040 Grove St	10	\$2,825,000	3,495	\$808
18 2534 Grove St	6	\$3,230,000	4,615	\$700
19 2111 Hawthorne St	3	\$3,100,000	3,621	\$856
20 2380 Hawthorne St	9	\$2,480,000	3,001	\$826
21 2163 Hillview St	15	\$2,950,000	3,225	\$915
22 2180 Hillview St	20	\$3,065,000	4,322	\$709
23 2343 Hillview St	11	\$575,000	1,008	\$570
24 2419 Hillview St	legal	\$2,800,000	3,500	\$800
25 2414 Hyde Park	4A	\$2,100,000	2,623	\$801
26 2104 Hyde Park Cir	12	\$695,000	1,693	\$411
27 2116 Hyde Park St	2	\$3,250,000	4,284	\$759
28 2302 Hyde Park St	22	\$2,250,000	3,780	\$595
29 2350 Hyde Park St	3	\$799,000	1,444	\$553
30 2700 Hyde Park St	2	\$950,000	1,780	\$534
31 2343 Prospect St	41	\$519,000	1,142	\$454
32 2374 Prospect St	29	\$999,500	2,044	\$489
33 1477 S. School Ave	131	\$588,000	1,280	\$459
34 2003 S Shade Ave	6	\$550,000	1,797	\$306
35 1712 S. Shade	9	\$1,850,000	2,300	\$804
36 2456 Sunnyside St	5	\$639,000	1,300	\$492
37 2334 Temple St	116	\$1,790,000	2,050	\$873
38 2437 Temple St	12	\$749,000	1,336	\$561
39 2522 Temple St	3	\$609,000	1,204	\$506
40 2325 Waldemere	128	\$2,590,000	3,187	\$813
41 2458 Waldemere	9	\$2,300,000	2,850	\$807
42 2319 Webber St	1	\$1,797,000	2,551	\$704
43 2748 Wisteria Pl	11	\$685,000	1,516	\$452
44 2149 Wisteria St	12	\$2,375,000	3,220	\$738
45 2157 Wisteria St	1	\$2,350,000	3,220	\$730

SALE PENDING

Address	Lot #	List Price	HTD	LP/ SqFt
46 2733 S East Ave	13	\$2,200,000	3,372	\$652
47 2135 Hibiscus St	12	\$525,000	1,380	\$380
48 2555 Hyde Park	1	\$2,250,000	2,838	\$793
49 2565 Hyde Park St	2	\$2,850,000	3,132	\$910
50 2408 Sunnyside St	1	\$625,000	1,652	\$378
51 2540 Sunnyside St	4	\$639,999	1,387	\$461

SOLD PROPERTIES (in the last 180 days)

Address	Lot #	List Price	HTD	Sold Price	Sold Date	SP/ SqFt
52 2545 Arlington St	5	\$549,000	1,676	\$525,000	8/7/2023	\$313
53 2711 Blossom Dr	16	\$1,299,000	2,282	\$1,050,000	8/11/2023	\$460
54 2413 Clematis St	2	\$539,000	1,592	\$550,000	1/12/2024	\$345
55 2038 Datura St	5	\$625,000	1,449	\$565,000	9/26/2023	\$390
56 2205 Datura St	1	\$1,750,000	2,353	\$1,650,000	12/7/2023	\$701
57 2235 Datura St	10	\$925,000	1,849	\$920,000	10/12/2023	\$498
58 2236 Datura St	5	\$577,000	1,214	\$575,000	1/30/2024	\$474
59 2486 Floyd St	1	\$1,099,990	2,857	\$1,101,418	9/22/2023	\$386
60 2747 Floyd St	12	\$799,900	1,752	\$765,000	9/15/2023	\$437
61 2515 Grove St	2	\$725,000	2,640	\$710,000	8/15/2023	\$269
62 2733 Grove St	9	\$535,000	1,726	\$545,000	1/11/2024	\$316
63 2105 Hibiscus St	9	\$535,000	1,420	\$525,000	10/16/2023	\$370
64 2522 Hillview St	8	\$897,500	1,793	\$897,500	10/19/2023	\$501
65 2010 Hyde Park Cir	4	\$525,000	1,386	\$505,000	1/24/2024	\$364
66 2105 Hyde Park Cir	16	\$697,000	1,912	\$697,000	10/11/2023	\$365
67 2520 Hyde Park St	3	\$549,000	1,538	\$532,000	12/11/2023	\$346
68 2571 Jefferson Cir	9	\$1,754,300	2,780	\$1,754,300	1/6/2024	\$631
69 1318 Loma Linda Ct	19	\$559,000	1,004	\$559,000	9/19/2023	\$557
70 2431 Loma Linda St	8	\$550,000	1,254	\$525,000	11/13/2023	\$419
71 2186 Sunnyside Ln	25	\$1,789,003	2,248	\$1,787,203	11/27/2023	\$795
72 2467 Sunnyside Ln	26	\$565,000	1,640	\$540,000	10/31/2023	\$329
73 2365 Waldemere St	124	\$1,700,000	2,260	\$1,500,000	10/4/2023	\$664
74 2375 Waldemere St	123	\$1,700,000	2,260	\$1,500,000	10/4/2023	\$664
75 2745 Waldemere St	12	\$515,000	1,491	\$515,000	10/20/2023	\$345
76 2545 Webber St	1	\$769,000	1,762	\$725,000	12/5/2023	\$411

Roger's Listings/Sales



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

ROGER PETTINGELL'S OFFICE

Phone: 941-387-1840
Direct: 941-356-0638
443 John Ringling Blvd., Suite F
Sarasota, FL 34236
Web: pettingell.com
Email: thomas@pettingell.com

View our properties on: pettingell.com

Non-Solicitation DisclaimerIf your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.

