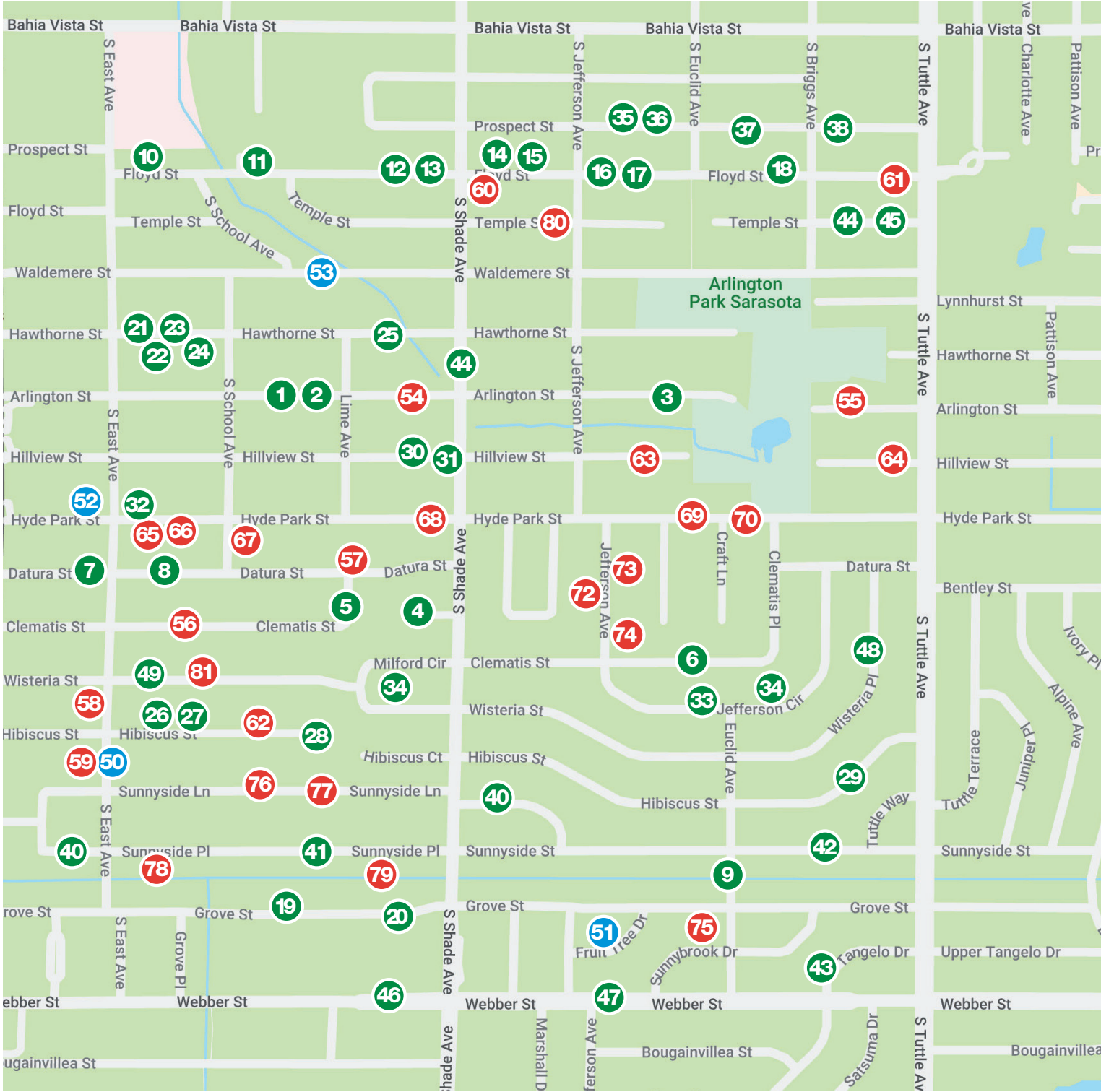


ARLINGTON PARK ► Comparative Market Analysis, March 2025

ACTIVE
PENDING
SOLD



ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2226 ARLINGTON ST	\$695,500	1,374	\$506
2 2283 ARLINGTON ST	\$1,575,000	2,977	\$529
3 2554 ARLINGTON ST	\$1,849,000	2,915	\$634
4 2377 BURTON LN	\$849,000	1,894	\$448
5 2290 CLEMATIS ST	\$2,525,000	3,801	\$664
6 2425 CLEMATIS ST	\$749,000	1,868	\$401
7 2038 DATURA ST	\$3,600,000	4,648	\$774
8 2115 DATURA ST	\$2,900,000	3,813	\$761
9 2110 EUCLID TER	\$699,000	1,946	\$359
10 2138 FLOYD ST	\$1,495,000	2,545	\$587
11 2264 FLOYD ST	\$595,000	1,564	\$380
12 2415 FLOYD ST	\$1,299,000	2,665	\$487
13 2420 FLOYD ST	\$2,388,000	3,356	\$712
14 2425 FLOYD ST	\$1,975,000	2,700	\$731
15 2430 FLOYD ST	\$1,988,000	2,743	\$725
16 2440 FLOYD ST	\$1,988,000	2,743	\$725
17 2446 FLOYD ST	\$1,988,000	2,743	\$725
18 2538 FLOYD ST	\$749,000	2,388	\$314
19 2226 GROVE ST	\$2,500,000	3,263	\$766
20 2311 GROVE ST	\$2,675,000	2,932	\$912
21 2110 HAWTHORNE ST	\$690,000	1,695	\$407
22 2111 HAWTHORNE ST	\$2,900,000	3,621	\$801
23 2139 HAWTHORNE ST	\$1,350,000	2,480	\$544
24 2159 HAWTHORNE ST	\$1,599,000	3,163	\$506
25 2254 HAWTHORNE ST	\$1,399,000	2,332	\$600
26 2105 HIBISCUS ST	\$729,000	1,420	\$513
27 2135 HIBISCUS ST	\$3,198,000	3,962	\$807
28 2234 HIBISCUS ST	\$1,820,000	2,692	\$676
29 2746 HIBISCUS ST	\$550,000	1,819	\$302
30 2321 HILLVIEW ST	\$2,599,900	3,403	\$764
31 2327 HILLVIEW ST	\$2,790,000	3,500	\$797
32 2149 HYDE PARK ST	\$2,360,000	2,930	\$805
33 2512 JEFFERSON CIR	\$2,990,000	3,788	\$789
34 2610 JEFFERSON CIR	\$825,000	1,636	\$504
35 2511 PROSPECT ST	\$1,095,000	2,566	\$427
36 2563 PROSPECT ST	\$1,000,025	2,046	\$489
37 2586 PROSPECT ST	\$1,799,000	3,585	\$502
38 2658 PROSPECT ST	\$599,000	918	\$653
39 2430 SUNNYSIDE LN	\$698,000	1,502	\$465
40 2177 SUNNYSIDE PL	\$3,350,000	4,624	\$724
41 2347 SUNNYSIDE PL	\$699,000	2,139	\$327
42 2611 SUNNYSIDE ST	\$649,900	1,704	\$381
43 2746 TANGELO DR	\$639,000	2,071	\$309
44 2613 TEMPLE ST	\$1,680,000	3,308	\$508
45 2690 TEMPLE ST	\$810,000	1,955	\$414
46 2319 WEBBER ST	\$1,575,000	2,554	\$617
47 2421 WEBBER ST	\$2,099,000	2,809	\$747
48 2737 WISTERIA PL	\$2,200,000	2,404	\$915
49 2124 WISTERIA ST	\$1,550,000	2,879	\$538

SALE PENDING

Address	List Price	HTD	LP/SqFt
50 2364 FLOYD ST	\$1,000,000	2,248	\$445
51 2733 S EAST AVE	\$2,200,000	3,372	\$652
52 2202 WALDEMERE ST	\$799,000	1,860	\$430
53 2202 WALDEMERE ST	\$799,000	1,860	\$430

SOLD PROPERTIES (in the last 180 days)

Address	Sold Price	HTD	SP/SqFt	Sold Date
54 2408 ARLINGTON ST	\$1,572,000	2,246	\$700	10/29/2024
55 2729 ARLINGTON ST	\$602,000	1,840	\$327	11/26/2024
56 2136 CLEMATIS PL	\$575,000	1,272	\$452	10/15/2024
57 2375 DATURA ST	\$645,000	1,859	\$347	12/13/2024
58 2715 S EAST AVE	\$2,200,000	2,749	\$800	1/2/2025
59 2724 S EAST AVE	\$728,500	1,425	\$511	2/3/2025
60 2364 FLOYD ST	\$920,000	2,248	\$409	3/21/2025
61 2757 FLOYD ST	\$660,000	1,465	\$451	1/31/2025
62 2295 HIBISCUS ST	\$629,000	1,401	\$449	2/10/2025
63 2542 HILLVIEW ST	\$555,000	1,378	\$403	1/23/2025
64 2737 HILLVIEW ST	\$585,000	1,612	\$363	10/4/2024
65 2104 HYDE PARK CIR	\$660,000	1,693	\$390	10/23/2024
66 2135 HYDE PARK CIR	\$665,000	1,801	\$369	2/11/2025
67 2116 HYDE PARK ST	\$2,500,000	4,284	\$584	1/15/2025
68 2311 HYDE PARK ST	\$1,325,000	2,289	\$579	11/8/2024
69 2575 HYDE PARK ST	\$775,000	1,881	\$412	10/30/2024
70 2585 HYDE PARK ST	\$1,385,000	2,252	\$615	10/25/2024
71 2674 JEFFERSON CIR	\$865,000	1,700	\$509	2/21/2025
72 2107 S JEFFERSON AVE	\$627,500	1,672	\$375	12/6/2024
73 2127 S JEFFERSON AVE	\$800,000	2,825	\$283	2/28/2025
74 2147 S JEFFERSON AVE	\$645,000	1,940	\$332	11/15/2024
75 2532 SUNNYBROOK DR	\$690,000	1,980	\$348	10/17/2024
76 2231 SUNNYSIDE LN	\$650,000	1,508	\$431	12/23/2024
77 2277 SUNNYSIDE LN	\$725,000	1,375	\$527	10/25/2024
78 2077 SUNNYSIDE PL	\$675,000	1,905	\$354	1/28/2025
79 2160 SUNNYSIDE PL	\$805,000	1,556	\$517	12/18/2024
80 2425 TEMPLE ST	\$1,765,000	2,915	\$605	2/13/2025
81 2149 WISTERIA ST	\$1,835,000	3,220	\$570	10/18/2024



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