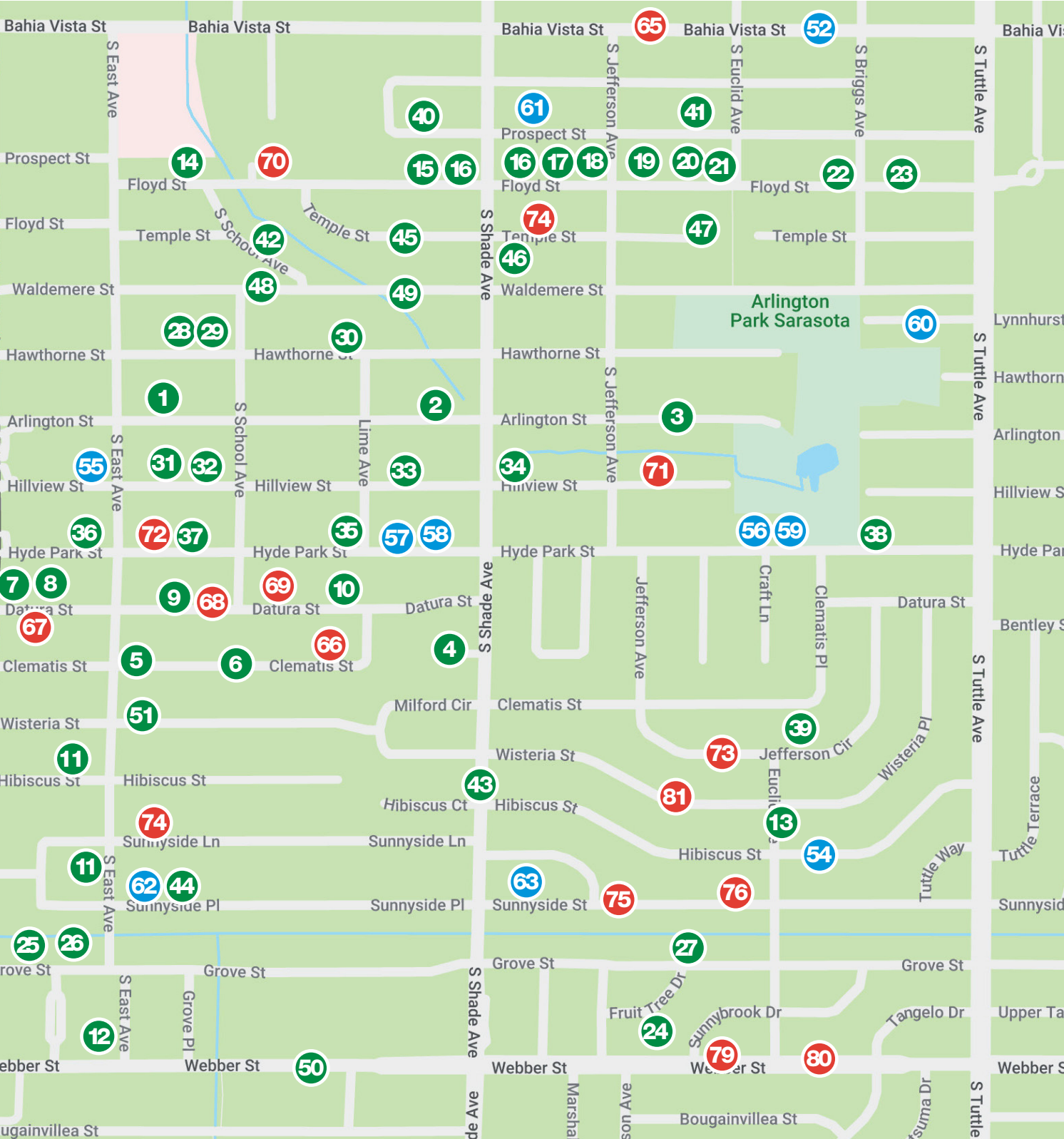




ARLINGTON PARK ► Comparative Market Analysis, April 2024



ACTIVE
PENDING
SOLD

ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2280 Arlington St	\$949,000	1,860	\$510
2 2408 Arlington St	\$1,835,000	2,246	\$817
3 2534 Arlington St	\$1,395,000	2,131	\$655
4 2376 Burton Ln	\$879,000	1,884	\$467
5 2124 Clematis Pl	\$2,960,000	3,574	\$828
6 2290 Clematis St	\$2,389,000	3,801	\$629
7 2038 Datura St	\$3,500,000	4,648	\$753
8 2058 Datura St	\$875,000	2,113	\$414
9 2115 Datura St	\$3,250,000	3,813	\$852
10 2338 Datura St	\$1,849,900	2,813	\$658
11 2695 S East Ave	\$599,999	1,912	\$314
12 2715 S East Ave	\$2,200,000	2,749	\$800
13 2050 Euclid Ter	\$2,211,000	2,760	\$801
14 2138 Floyd St	\$2,100,000	2,545	\$825
15 2345 Floyd St	\$650,000	1,426	\$456
16 2415 Floyd St	\$1,449,000	2,665	\$544
17 2420 Floyd St	\$2,500,000	3,356	\$745
18 2430 Floyd St	\$2,200,000	2,743	\$802
19 2440 Floyd St	\$2,200,000	2,743	\$802
20 2446 Floyd St	\$2,200,000	2,743	\$802
21 2590 Floyd St	\$1,900,000	2,594	\$732
22 2596 Floyd St	\$2,100,000	3,999	\$525
23 2735 Floyd St	\$699,000	1,427	\$490
24 2532 Fruit Tree	\$2,750,000	3,931	\$700
25 2026 Grove St	\$689,900	1,263	\$546
26 2040 Grove St	\$2,825,000	3,495	\$808
27 2534 Grove St	\$3,240,000	4,615	\$702
28 2111 Hawthorne St	\$3,100,000	3,621	\$856
29 2139 Hawthorne St	\$1,730,000	2,480	\$698
30 2380 Hawthorne St	\$2,490,000	3,001	\$830
31 2163 Hillview St	\$2,975,000	3,225	\$922
32 2233 Hillview St	\$3,250,000	3,758	\$865
33 2395 Hillview St	\$1,295,000	2,738	\$473
34 2419 Hillview St	\$2,825,000	3,500	\$807
35 2414 Hyde Park	\$2,110,000	2,623	\$804
36 2116 Hyde Park St	\$2,999,000	4,284	\$700
37 2149 Hyde Park St	\$2,400,000	2,930	\$819
38 2700 Hyde Park St	\$899,000	1,780	\$505
39 2512 Jefferson Cir	\$2,990,000	3,788	\$789
40 2335 Prospect St	\$1,575,000	1,825	\$863
41 2502 Prospect St	\$2,195,000	3,153	\$696
42 1477 S School Ave	\$629,900	1,297	\$486
43 1712 S Shade	\$1,870,000	2,300	\$813
44 2605 Sunnbrook Dr	\$1,199,000	2,587	\$463
45 2334 Temple St	\$1,795,000	2,050	\$876
46 2375 Temple St	\$750,000	2,970	\$253
47 2613 Temple St	\$2,180,000	3,308	\$659
48 2325 Waldemere St	\$2,600,000	3,187	\$816
49 2458 Waldemere St	\$2,310,000	2,850	\$811
50 2319 Webber St	\$1,797,000	2,554	\$704
51 2149 Wisteria St	\$2,097,500	3,220	\$651

SALE PENDING

Address	List Price	HTD	LP/SqFt
52 2558 Bahia Vista St	\$799,990	2,409	\$332
53 2733 S East Ave	\$2,200,000	3,372	\$652
54 2624 Hibiscus St	\$749,000	1,680	\$446
55 2180 Hillview St	\$3,065,000	4,322	\$709
56 2555 Hyde Park	\$2,250,000	2,838	\$793
57 2302 Hyde Park St	\$719,500	1,524	\$472
58 2350 Hyde Park St	\$765,000	1,444	\$530
59 2565 Hyde Park St	\$2,850,000	3,132	\$910
60 2723 Lynnhurst St	\$599,900	2,422	\$248
61 2374 Prospect St	\$924,500	2,044	\$452
62 2140 Sunnyside Ln	\$750,000	1,445	\$519
63 2456 Sunnyside St	\$639,000	1,300	\$492
64 2748 Wisteria Pl	\$665,000	1,516	\$439

SOLD PROPERTIES (in the last 180 days)

Address	List Price	HTD	Sold Price	SP/ SqFt	Sold Date
65 2550 Bahia Vista St	\$749,990	2,092	\$745,000	\$356	3/5/2024
66 2413 Clematis St	\$539,000	1,592	\$550,000	\$345	1/12/2024
67 2024 Datura St	\$629,000	1,638	\$635,000	\$388	3/26/2024
68 2205 Datura St	\$1,750,000	2,353	\$1,650,000	\$701	12/7/2023
69 2236 Datura St	\$577,000	1,214	\$575,000	\$474	1/30/2024
70 2205 Floyd St	\$599,000	1,214	\$565,000	\$465	3/8/2024
71 2522 Hillview St	\$897,500	1,793	\$897,500	\$501	10/19/2023
72 2162 Hyde Park St	\$575,000	1,411	\$575,000	\$408	3/28/2024
73 2571 Jefferson Cir	\$1,754,300	2,780	\$1,754,300	\$631	1/6/2024
74 2186 Sunnyside Ln	\$1,789,003	2,248	\$1,787,203	\$795	11/27/2023
75 2408 Sunnyside St	\$625,000	1,652	\$595,000	\$360	2/5/2024
76 2540 Sunnyside St	\$639,999	1,387	\$615,000	\$443	2/29/2024
77 2437 Temple St	\$749,000	1,336	\$685,000	\$513	3/25/2024
78 2522 Temple St	\$589,000	1,204	\$567,500	\$471	3/13/2024
79 2545 Webber St	\$769,000	1,762	\$725,000	\$411	12/5/2023
80 2619 Webber St	\$729,000	1,897	\$675,000	\$356	4/1/2024
81 2510 Wisteria St	\$689,000	1,388	\$680,000	\$490	4/5/2024

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