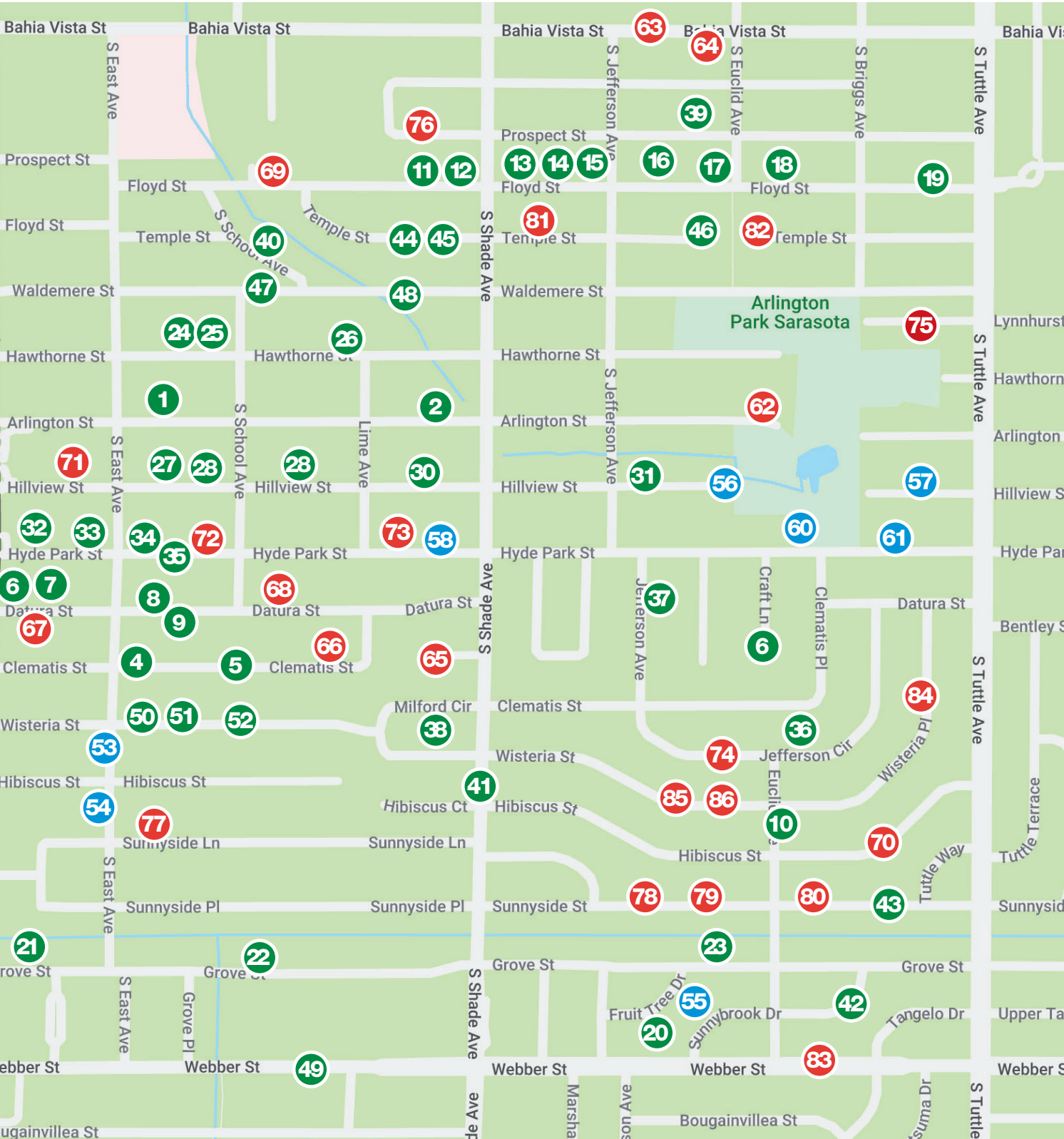


ARLINGTON PARK

▶ Comparative Market Analysis, June 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 December 16, 2023 through June 13, 2024.

ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2280 ARLINGTON ST	\$949,000	1,860	\$510
2 2408 ARLINGTON ST	\$1,679,000	2,246	\$748
3 2124 CLEMATIS PL	\$2,960,000	3,574	\$828
4 2290 CLEMATIS ST	\$2,525,000	3,801	\$664
5 2042 CRAFT LN	\$1,600,000	2,600	\$615
6 2038 DATURA ST	\$3,500,000	4,648	\$753
7 2058 DATURA ST	\$800,000	2,113	\$379
8 2115 DATURA ST	\$3,250,000	3,813	\$852
9 2125 DATURA ST	\$3,325,000	3,900	\$853
10 2050 EUCLID TER	\$2,215,000	2,760	\$803
11 2345 FLOYD ST	\$650,000	1,426	\$456
12 2364 FLOYD ST	\$1,200,000	2,248	\$534
13 2415 FLOYD ST	\$1,395,000	2,665	\$523
14 2420 FLOYD ST	\$2,500,000	3,356	\$745
15 2425 FLOYD ST	\$2,200,000	2,700	\$815
16 2430 FLOYD ST	\$2,200,000	2,743	\$802
17 2440 FLOYD ST	\$2,200,000	2,743	\$802
18 2446 FLOYD ST	\$2,200,000	2,743	\$802
19 2757 FLOYD ST	\$775,000	1,465	\$529
20 2532 FRUIT TREE	\$2,750,000	3,931	\$700
21 2040 GROVE ST	\$2,830,000	3,495	\$810
22 2226 GROVE ST	\$2,395,000	3,263	\$734
23 2534 GROVE ST	\$3,240,000	4,615	\$702
24 2111 HAWTHORNE	\$3,100,000	3,621	\$856
25 2139 HAWTHORNE	\$1,595,000	2,480	\$643
26 2380 HAWTHORNE	\$2,490,000	3,001	\$830
27 2163 HILLVIEW ST	\$2,975,000	3,225	\$922
28 2181 HILLVIEW ST	\$1,595,000	1,925	\$829
29 2233 HILLVIEW ST	\$3,250,000	3,758	\$865
30 2395 HILLVIEW ST	\$1,195,000	2,738	\$436
31 2419 HILLVIEW ST	\$2,825,000	3,500	\$807
32 2010 HYDE PARK	\$2,110,000	2,623	\$804
33 2116 HYDE PARK ST	\$2,999,000	4,284	\$700
34 2135 HYDE PARK ST	\$1,550,000	2,053	\$755
35 2149 HYDE PARK ST	\$2,555,000	2,930	\$872
36 2512 JEFFERSON	\$2,990,000	3,788	\$789
37 2147 S JEFFERSON	\$699,000	1,940	\$360
38 2321 MILFORD CIR	\$875,000	1,978	\$442
39 2502 PROSPECT ST	\$2,195,000	3,153	\$696
40 1477 S. SCHOOL	\$569,000	1,297	\$439
41 1712 S. SHADE	\$1,870,000	2,300	\$813
42 2605 SUNNYBROOK	\$1,149,000	2,587	\$444
43 2705 SUNNYSIDE ST	\$585,000	1,671	\$350
44 2334 TEMPLE ST	\$1,800,000	2,050	\$878
45 2375 TEMPLE ST	\$725,000	2,970	\$244
46 2613 TEMPLE ST	\$2,180,000	3,308	\$659
47 2325 WALDEMERE	\$2,600,000	3,187	\$816
48 2458 WALDEMERE	\$2,315,000	2,850	\$812
49 2319 WEBBER ST	\$1,797,000	2,554	\$704
50 2124 WISTERIA ST	\$1,920,000	2,879	\$667
51 2149 WISTERIA ST	\$1,999,970	3,220	\$621
52 2157 WISTERIA ST	\$1,999,000	3,220	\$621

SALE PENDING

Address	List Price	HTD	LP/SqFt
53 2715 S EAST AVE	\$2,200,000	2,749	\$800
54 2733 S EAST AVE	\$2,200,000	3,372	\$652
55 2504 FRUIT TREE DR	\$699,000	1,200	\$583
56 2555 HILLVIEW ST	\$1,175,000	1,228	\$957
57 2737 HILLVIEW ST	\$595,000	1,612	\$369
58 2302 HYDE PARK ST	\$718,500	1,524	\$471
59 2555 HYDE PARK ST	\$2,250,000	2,838	\$793
60 2565 HYDE PARK ST	\$2,850,000	3,132	\$910
61 2650 HYDE PARK ST	\$799,000	2,083	\$384

SOLD PROPERTIES (in the last 180 days)

Address	List Price	HTD	Sold Price	SP/SqFt	Sold Date
62 2534 ARLINGTON ST	\$1,395,000	2,131	\$1,318,000	\$618	6/7/2024
63 2550 BAHIA VISTA ST	\$749,990	2,092	\$745,000	\$356	3/5/2024
64 2558 BAHIA VISTA ST	\$799,990	2,409	\$772,000	\$320	4/16/2024
65 2376 BURTON LN	\$879,000	1,884	\$865,000	\$459	5/23/2024
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 2236 DATURA ST	\$577,000	1,214	\$575,000	\$474	1/30/2024
69 2205 FLOYD ST	\$599,000	1,214	\$565,000	\$465	3/8/2024
70 2624 HIBISCUS ST	\$749,000	1,680	\$720,000	\$429	4/24/2024
71 2180 HILLVIEW ST	\$3,065,000	4,322	\$2,900,000	\$671	4/12/2024
72 2162 HYDE PARK ST	\$575,000	1,411	\$575,000	\$408	3/28/2024
73 2350 HYDE PARK ST	\$765,000	1,444	\$700,000	\$485	4/17/2024
74 2571 JEFFERSON CIR	\$1,754,300	2,780	\$1,754,300	\$631	1/6/2024
75 2723 LYNNHURST ST	\$599,900	2,422	\$560,000	\$231	4/30/2024
76 2374 PROSPECT ST	\$924,500	2,044	\$870,000	\$426	5/9/2024
77 2140 SUNNYSIDE LN	\$750,000	1,445	\$722,500	\$500	5/20/2024
78 2408 SUNNYSIDE ST	\$625,000	1,652	\$595,000	\$360	2/5/2024
79 2456 SUNNYSIDE ST	\$639,000	1,300	\$610,000	\$469	4/16/2024
80 2540 SUNNYSIDE ST	\$639,999	1,387	\$615,000	\$443	2/29/2024
81 2437 TEMPLE ST	\$749,000	1,336	\$685,000	\$513	3/25/2024
82 2522 TEMPLE ST	\$589,000	1,204	\$567,500	\$471	3/13/2024
83 2619 WEBBER ST	\$729,000	1,897	\$675,000	\$356	4/1/2024
84 2748 WISTERIA PL	\$665,000	1,516	\$650,000	\$429	4/11/2024
85 2426 WISTERIA ST	\$725,000	1,570	\$720,000	\$459	6/12/2024
86 2510 WISTERIA ST	\$689,000	1,388	\$680,000	\$490	4/5/2024

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

Office: 941-387-1840

Cell: 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.

