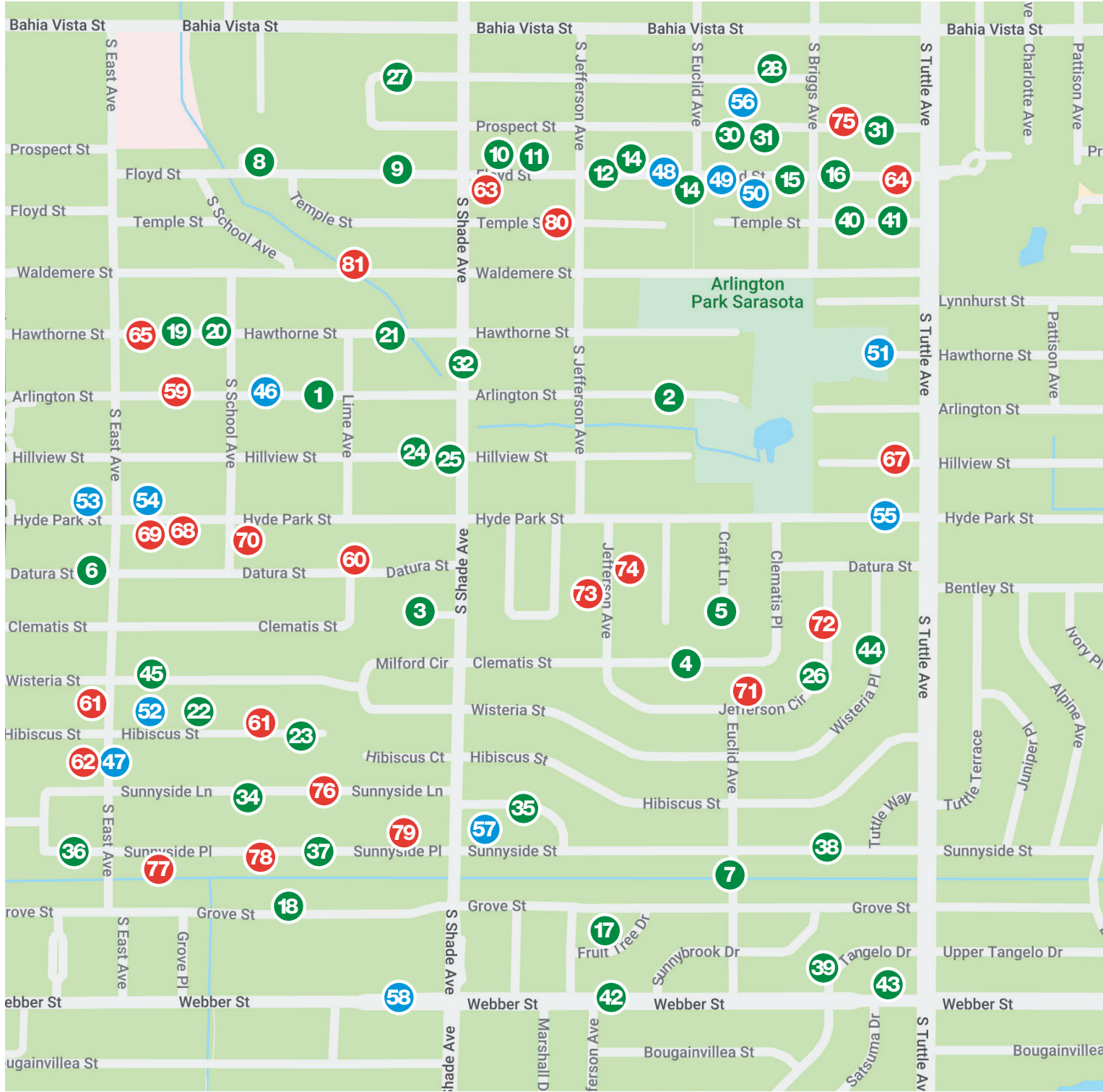


ARLINGTON PARK ► Comparative Market Analysis, May 2025

ACTIVE
PENDING
SOLD



ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2283 ARLINGTON ST	\$1,575,000	2,977	\$529
2 2554 ARLINGTON ST	\$1,849,000	2,915	\$634
3 2377 BURTON LN	\$849,000	1,894	\$448
4 2425 CLEMATIS ST	\$695,000	1,868	\$372
5 2042 CRAFT LN	\$1,395,000	2,600	\$537
6 2038 DATURA ST	\$3,450,000	4,648	\$742
7 2110 EUCLID TER	\$699,000	1,946	\$359
8 2264 FLOYD ST	\$589,500	1,564	\$377
9 2375 FLOYD ST	\$2,349,999	3,472	\$677
10 2410 FLOYD ST	\$699,999	1,160	\$603
11 2420 FLOYD ST	\$2,288,000	3,356	\$682
12 2430 FLOYD ST	\$1,899,000	2,743	\$692
13 2440 FLOYD ST	\$1,899,000	2,743	\$692
14 2446 FLOYD ST	\$1,899,000	2,743	\$692
15 2590 FLOYD ST	\$1,950,000	2,954	\$660
16 2596 FLOYD ST	\$2,450,000	3,999	\$613
17 2522 FRUIT TREE DR	\$574,900	2,072	\$277
18 2226 GROVE ST	\$2,400,000	3,263	\$736
19 2111 HAWTHORNE ST	\$2,799,000	3,621	\$773
20 2159 HAWTHORNE ST	\$1,500,000	3,163	\$474
21 2254 HAWTHORNE ST	\$1,200,000	2,332	\$515
22 2135 HIBISCUS ST	\$3,200,000	3,962	\$808
23 2234 HIBISCUS ST	\$1,820,000	2,692	\$676
24 2321 HILLVIEW ST	\$2,599,900	3,403	\$764
25 2327 HILLVIEW ST	\$3,400,000	3,500	\$971
26 2610 JEFFERSON CIR	\$799,000	1,636	\$488
27 1323 LOMA LINDA CT	\$1,695,000	3,067	\$553
28 2563 LOMA LINDA ST	\$1,500,000	2,500	\$600
29 2547 PROSPECT ST	\$698,000	1,588	\$440
30 2586 PROSPECT ST	\$1,499,000	3,585	\$418
31 2658 PROSPECT ST	\$599,000	918	\$653
32 1423 S SHADE AVE	\$1,695,000	3,248	\$522
33 2605 SUNNYBROOK DR	\$975,000	2,587	\$377
34 2242 SUNNYSIDE LN	\$725,000	1,598	\$454
35 2430 SUNNYSIDE LN	\$599,900	1,502	\$399
36 2177 SUNNYSIDE PL	\$2,995,000	4,624	\$648
37 2311 SUNNYSIDE PL	\$600,000	2,218	\$271
38 2560 SUNNYSIDE ST	\$769,000	1,388	\$554
39 2746 TANGELO DR	\$585,000	2,071	\$282
40 2613 TEMPLE ST	\$1,680,000	3,308	\$508
41 2690 TEMPLE ST	\$810,000	1,955	\$414
42 2421 WEBBER ST	\$2,099,000	2,809	\$747
43 2609 WEBBER ST	\$625,000	1,673	\$374
44 2737 WISTERIA PL	\$2,200,000	2,404	\$915
45 2124 WISTERIA ST	\$1,475,000	2,879	\$512

SALE PENDING

Address	List Price	HTD	LP/SqFt
46 2235 ARLINGTON ST	\$839,900	1,953	\$430
47 2733 S EAST AVE	\$2,200,000	3,372	\$652
48 2415 FLOYD ST	\$1,299,000	2,665	\$487
49 2535 FLOYD ST	\$585,000	1,325	\$442
50 2538 FLOYD ST	\$600,000	2,388	\$251
51 2632 HAWTHORNE ST	\$2,485,000	3,543	\$701
52 2105 HIBISCUS ST	\$729,000	1,420	\$513
53 2135 HYDE PARK ST	\$1,265,000	2,033	\$622
54 2149 HYDE PARK ST	\$1,999,000	2,930	\$682
55 2641 HYDE PARK ST	\$625,000	1,622	\$385
56 2511 PROSPECT ST	\$1,095,000	2,566	\$427
57 2611 SUNNYSIDE ST	\$599,000	1,704	\$352
58 2319 WEBBER ST	\$1,375,000	2,554	\$538

SOLD PROPERTIES (in the last 180 days)

Address	Sold Price	HTD	SP/SqFt	Sold Date
59 2226 ARLINGTON ST	\$625,000	1,374	\$455	5/16/2025
60 2375 DATURA ST	\$645,000	1,859	\$347	12/13/2024
61 2715 S EAST AVE	\$2,200,000	2,749	\$800	1/2/2025
62 2724 S EAST AVE	\$728,500	1,425	\$511	2/3/2025
63 2364 FLOYD ST	\$920,000	2,248	\$409	3/21/2025
64 2757 FLOYD ST	\$660,000	1,465	\$451	1/31/2025
65 2139 HAWTHORNE ST	\$1,350,000	2,480	\$544	5/21/2025
66 2295 HIBISCUS ST	\$629,000	1,401	\$449	2/10/2025
67 2542 HILLVIEW ST	\$555,000	1,378	\$403	1/23/2025
68 2135 HYDE PARK CIR	\$665,000	1,801	\$369	2/11/2025
69 2116 HYDE PARK ST	\$2,500,000	4,284	\$584	1/15/2025
70 2141 HYDE PARK ST	\$775,000	1,511	\$513	4/25/2025
71 2512 JEFFERSON CIR	\$2,677,000	3,788	\$707	4/21/2025
72 2674 JEFFERSON CIR	\$865,000	1,700	\$509	2/21/2025
73 2107 S JEFFERSON AVE	\$627,500	1,672	\$375	12/6/2024
74 2127 S JEFFERSON AVE	\$800,000	2,825	\$283	2/28/2025
75 2563 PROSPECT ST	\$930,000	2,046	\$455	5/22/2025
76 2231 SUNNYSIDE LN	\$650,000	1,508	\$431	12/23/2024
77 2077 SUNNYSIDE PL	\$675,000	1,905	\$354	1/28/2025
78 2160 SUNNYSIDE PL	\$805,000	1,556	\$517	12/18/2024
79 2347 SUNNYSIDE PL	\$555,000	2,139	\$259	5/16/2025
80 2425 TEMPLE ST	\$1,765,000	2,915	\$605	2/13/2025
81 2202 WALDEMERE ST	\$760,000	1,860	\$409	4/11/2025



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