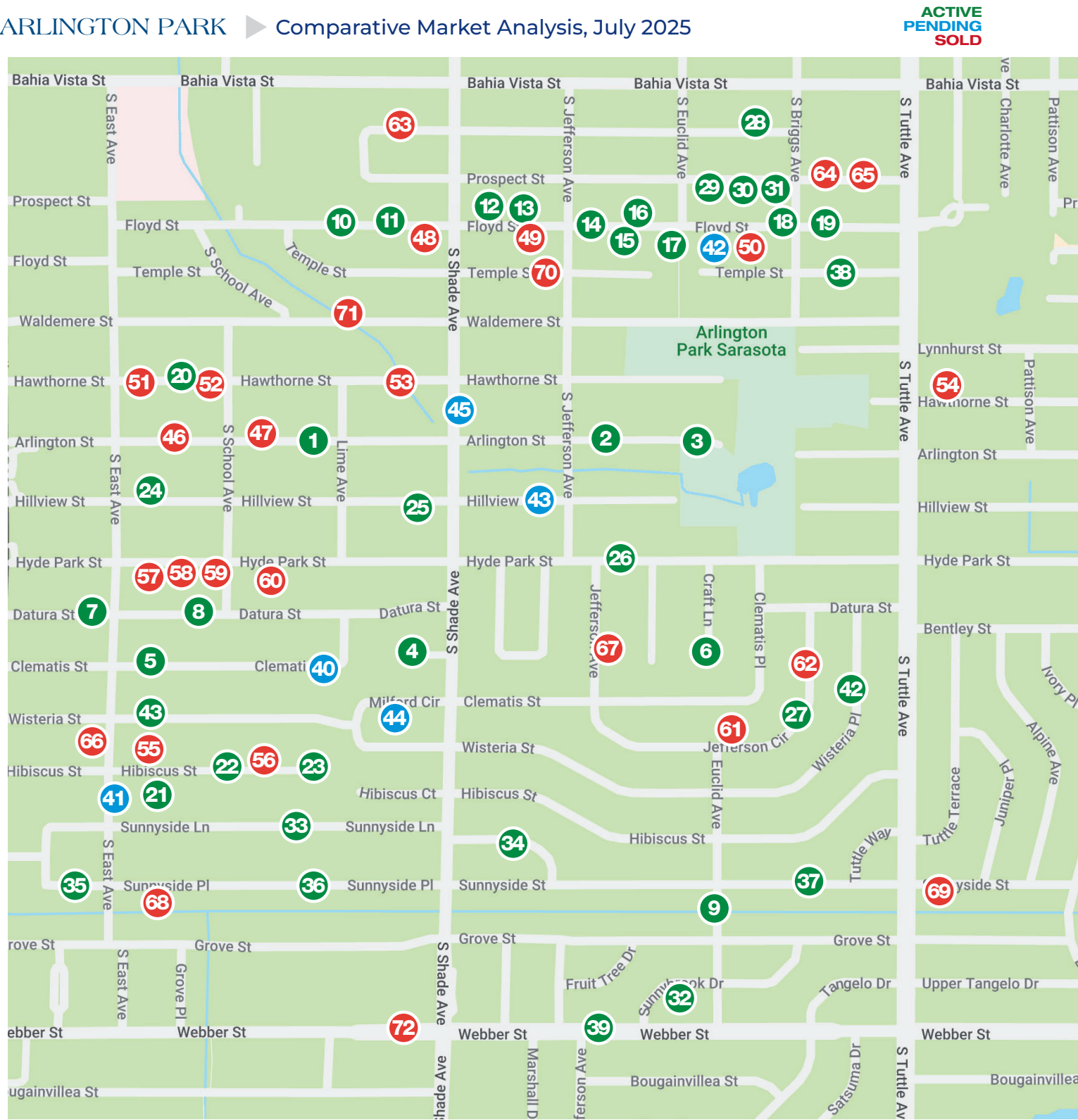


ARLINGTON PARK ► Comparative Market Analysis, July 2025



ACTIVE LISTINGS

Address	List Price	HTD	LP/SqFt
1 2283 ARLINGTON ST	\$1,575,000	2,977	\$529
2 2450 ARLINGTON ST	\$599,000	1,776	\$337
3 2554 ARLINGTON ST	\$1,775,000	2,915	\$609
4 2377 BURTON LN	\$849,000	1,894	\$448
5 2124 CLEMATIS PL	\$3,300,000	3,574	\$923
6 2042 CRAFT LN	\$1,350,000	2,600	\$519
7 2038 DATURA ST	\$3,225,000	4,648	\$694
8 2236 DATURA ST	\$619,900	1,214	\$511
9 2110 EUCLID TER	\$674,000	1,946	\$346
10 2314 FLOYD ST	\$2,500,000	3,765	\$664
11 2375 FLOYD ST	\$2,349,999	3,472	\$677
12 2410 FLOYD ST	\$675,000	1,160	\$582
13 2420 FLOYD ST	\$2,299,000	3,356	\$685
14 2425 FLOYD ST	\$1,945,500	2,700	\$721
15 2430 FLOYD ST	\$1,899,000	2,743	\$692
16 2440 FLOYD ST	\$1,899,000	2,743	\$692
17 2446 FLOYD ST	\$1,899,000	2,743	\$692
18 2590 FLOYD ST	\$1,695,000	2,954	\$574
19 2596 FLOYD ST	\$2,190,000	4,000	\$548
20 2159 HAWTHORNE ST	\$1,500,000	3,163	\$474
21 2105 HIBISCUS ST	\$665,000	1,420	\$468
22 2135 HIBISCUS ST	\$3,200,000	3,962	\$808
23 2234 HIBISCUS ST	\$1,750,000	2,692	\$650
24 2189 HILLVIEW ST	\$895,000	1,236	\$724
25 2327 HILLVIEW ST	\$2,590,000	3,500	\$740
26 2462 HYDE PARK ST	\$585,000	1,300	\$450
27 2610 JEFFERSON CIR	\$749,000	1,636	\$458
28 2563 LOMA LINDA ST	\$1,500,000	2,500	\$600
29 2410 PROSPECT ST	\$929,000	1,969	\$472
30 2547 PROSPECT ST	\$639,000	1,588	\$402
31 2586 PROSPECT ST	\$1,499,000	3,585	\$418
32 2605 SUNNYBROOK DR	\$975,000	2,587	\$377
33 2242 SUNNYSIDE LN	\$699,900	1,598	\$438
34 2430 SUNNYSIDE LN	\$559,800	1,502	\$373
35 2177 SUNNYSIDE PL	\$2,995,000	4,624	\$648
36 2311 SUNNYSIDE PL	\$555,000	2,218	\$250
37 2560 SUNNYSIDE ST	\$699,000	1,388	\$504
38 2613 TEMPLE ST	\$1,680,000	3,308	\$508
39 2421 WEBBER ST	\$2,099,000	2,809	\$747

SALE PENDING

Address	List Price	HTD	LP/SqFt
40 2265 CLEMATIS ST	\$1,690,000	2,285	\$740
41 2733 S EAST AVE	\$2,200,000	3,372	\$652
42 2535 FLOYD ST	\$585,000	1,325	\$442
43 2460 HILLVIEW ST	\$995,000	2,120	\$469
44 2321 MILFORD CIR	\$850,000	1,978	\$430
45 1423 S SHADE AVE	\$1,695,000	3,248	\$522

SOLD PROPERTIES (in the last 180 days)

Address	Sold Price	HTD	SP/SqFt	Sold Date
46 2226 ARLINGTON ST	\$625,000	1,374	\$455	5/16/2025
47 2235 ARLINGTON ST	\$839,900	1,953	\$430	6/9/2025
48 2364 FLOYD ST	\$920,000	2,248	\$409	3/21/2025
49 2415 FLOYD ST	\$1,000,000	2,665	\$375	6/12/2025
50 2538 FLOYD ST	\$619,000	2,388	\$259	6/2/2025
51 2110 HAWTHORNE ST	\$635,000	1,695	\$375	7/2/2025
52 2139 HAWTHORNE ST	\$1,350,000	2,480	\$544	5/21/2025
53 2254 HAWTHORNE ST	\$1,195,000	2,332	\$512	7/31/2025
54 2632 HAWTHORNE ST	\$2,420,000	3,543	\$683	6/27/2025
55 2105 HIBISCUS ST	\$675,000	1,420	\$475	6/17/2025
56 2295 HIBISCUS ST	\$629,000	1,401	\$449	2/10/2025
57 2135 HYDE PARK CIR	\$665,000	1,801	\$369	2/11/2025
58 2135 HYDE PARK ST	\$1,210,000	2,033	\$595	7/1/2025
59 2141 HYDE PARK ST	\$775,000	1,511	\$513	4/25/2025
60 2149 HYDE PARK ST	\$1,975,000	2,930	\$674	6/30/2025
61 2512 JEFFERSON CIR	\$2,677,000	3,788	\$707	4/21/2025
62 2674 JEFFERSON CIR	\$865,000	1,700	\$509	2/21/2025
63 1323 LOMA LINDA CT	\$1,695,000	3,067	\$553	6/30/2025
64 2511 PROSPECT ST	\$985,000	2,566	\$384	6/6/2025
65 2563 PROSPECT ST	\$930,000	2,046	\$455	5/22/2025
66 2724 S EAST AVE	\$728,500	1,425	\$511	2/3/2025
67 2127 S JEFFERSON AVE	\$800,000	2,825	\$283	2/28/2025
68 2347 SUNNYSIDE PL	\$555,000	2,139	\$259	5/16/2025
69 2611 SUNNYSIDE ST	\$580,000	1,704	\$340	6/26/2025
70 2425 TEMPLE ST	\$1,765,000	2,915	\$605	2/13/2025
71 2202 WALDEMERE ST	\$760,000	1,860	\$409	4/11/2025
72 2319 WEBBER ST	\$1,375,000	2,554	\$538	6/18/2025

