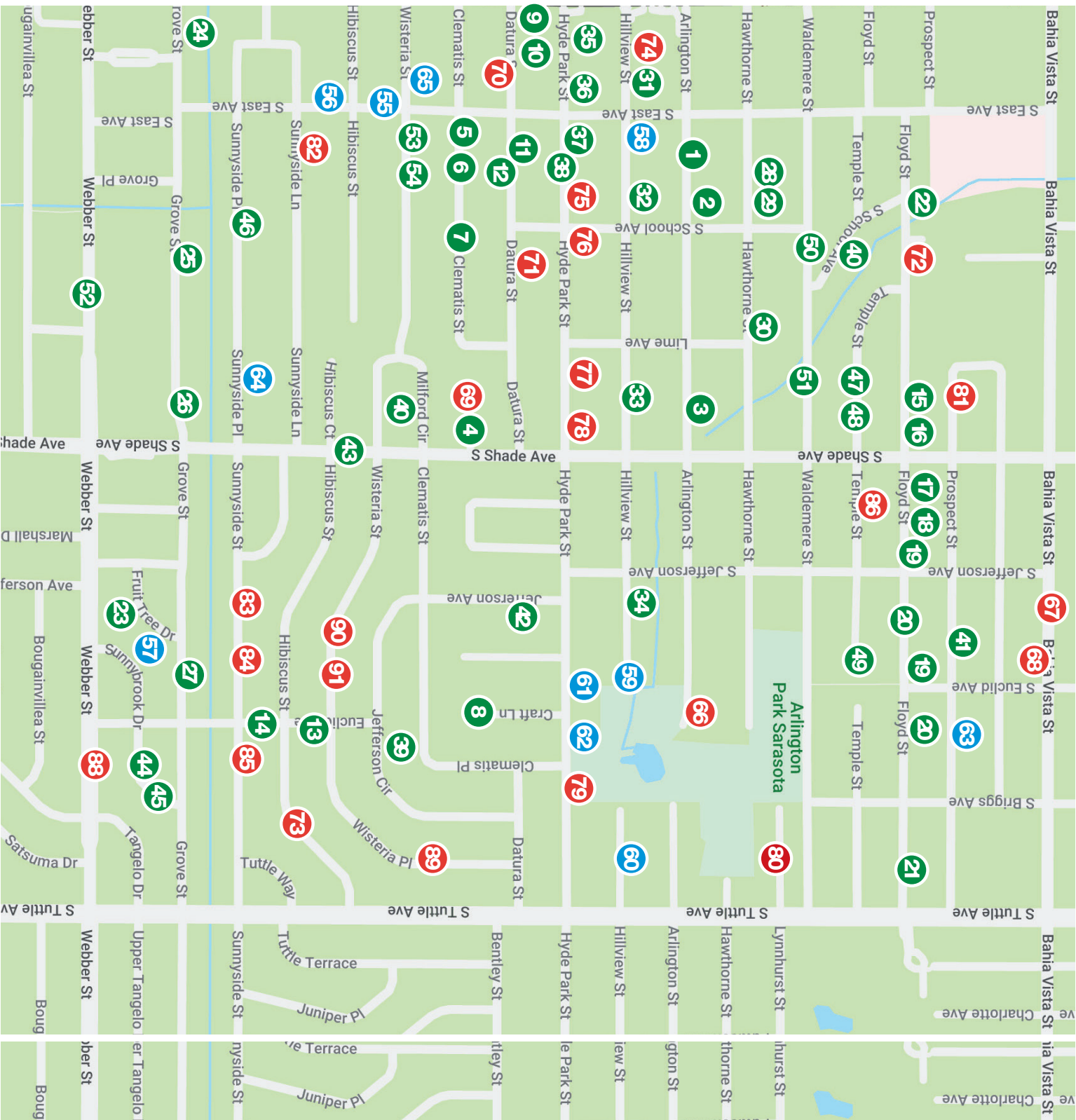


ARLINGTON PARK Comparative Market Analysis, July 2024

ACTIVE LISTINGS

Address	List Price	HTD	LP/Sqft
1 2258 ARLINGTON ST	\$800,000	1,510	\$530
2 2280 ARLINGTON ST	\$899,000	1,860	\$483
3 2408 ARLINGTON ST	\$1,649,000	2,246	\$734
4 2377 BURTON LN	\$889,000	1,894	\$469
5 2124 CLEMATIS PL	\$2,960,000	3,574	\$828
6 2136 CLEMATIS PL	\$599,000	1,272	\$468
7 2290 CLEMATIS ST	\$2,525,000	3,801	\$664
8 2042 CRAFT LN	\$1,550,000	2,600	\$596
9 2038 DATURA ST	\$3,525,000	4,648	\$758
10 2058 DATURA ST	\$729,000	2,113	\$345
11 2115 DATURA ST	\$3,290,000	3,813	\$852
12 2125 DATURA ST	\$3,325,000	3,900	\$853
13 2050 EUCLID TER	\$2,215,000	2,760	\$803
14 2120 EUCLID TER	\$1,150,000	1,167	\$985
15 2345 FLOYD ST	\$625,000	1,426	\$438
16 2415 FLOYD ST	\$1,395,000	2,665	\$523
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 2757 FLOYD ST	\$775,000	1,465	\$529
22 2264 FLOYD ST ST	\$600,000	1,564	\$384
23 2532 FRUIT TREE	\$2,750,000	3,931	\$700
24 2040 GROVE ST	\$2,830,000	3,495	\$810
25 2226 GROVE ST	\$2,395,000	3,263	\$734
26 2311 GROVE ST	\$2,749,000	2,932	\$938
27 2534 GROVE ST	\$3,240,000	4,615	\$702
28 2111 HAWTHORNE	\$3,100,000	3,621	\$856
29 2139 HAWTHORNE	\$1,595,000	2,480	\$643
30 2380 HAWTHORNE	\$2,490,000	3,001	\$830
31 2181 HILLVIEW ST	\$1,570,000	1,925	\$816
32 2233 HILLVIEW ST	\$3,290,000	3,758	\$865
33 2395 HILLVIEW ST	\$1,190,000	2,738	\$435
34 2419 HILLVIEW ST	\$2,825,000	3,500	\$807
35 2010 HYDE PARK	\$2,110,000	2,623	\$804
36 2116 HYDE PARK ST	\$2,999,000	4,284	\$700
37 2135 HYDE PARK ST	\$1,550,000	2,053	\$755
38 2149 HYDE PARK ST	\$2,555,000	2,930	\$872
39 2512 JEFFERSON	\$2,990,000	3,788	\$789
40 2321 MILLFORD CIR	\$850,000	1,978	\$430
41 2314 PROSPECT ST	\$1,985,000	3,651	\$544
42 2147 S JEFFERSON	\$699,000	1,940	\$360
43 1712 S SHADE	\$1,870,000	2,300	\$813
44 2532 SUNNYBROOK	\$744,900	1,980	\$376
45 2605 SUNNYBROOK	\$1,099,000	2,567	\$425
46 2277 SUNNYSIDE LN	\$749,000	1,375	\$545
47 2334 TEMPLE ST	\$1,800,000	2,050	\$878
48 2375 TEMPLE ST	\$625,000	2,970	\$210
49 2613 TEMPLE ST	\$2,180,000	3,308	\$659
50 2325 WALDENMERE	\$2,600,000	3,187	\$816
51 2458 WALDENMERE	\$2,315,000	2,850	\$812
52 2319 WEBBER ST	\$1,825,000	2,554	\$715
53 2124 WISTERIA ST	\$1,845,000	2,879	\$641
54 2149 WISTERIA ST	\$1,954,000	3,220	\$607

SALE PENDING

	Address	List Price	HTD	LP/SqFt
55	2715 S EAST AVE	\$2,200,000	2,749	\$800
56	2733 S EAST AVE	\$2,200,000	3,372	\$652
57	2504 FRUIT TREE DR	\$699,000	1,200	\$583
58	2163 HILLVIEW ST	\$2,975,000	3,225	\$922
59	2555 HILLVIEW ST	\$850,000	1,228	\$692
60	2737 HILLVIEW ST	\$595,000	1,612	\$369
61	2555 HYDE PARK	\$2,250,000	2,838	\$793
62	2565 HYDE PARK ST	\$2,850,000	3,132	\$910
63	2502 PROSPECT ST	\$2,195,000	3,153	\$696
64	2232 SUNNYSIDE PL	\$585,000	1,628	\$359
65	2157 WISTERIA ST	\$1,934,000	3,220	\$601

SOLD PROPERTIES (in the last 180 days)

	Address	List Price	HTD	Sold Price	SP/SqFt	Sold Date
66	2334 ARLINGTON ST	\$1,395,000	2,131	\$1,318,000	\$618	6/7/2022
67	2550 BAHIA VISTA ST	\$749,990	2,092	\$745,000	\$356	3/5/2022
68	2558 BAHIA VISTA ST	\$799,990	2,409	\$772,000	\$320	4/16/2022
69	2376 BURTON LN	\$879,000	1,884	\$865,000	\$459	5/23/2022
70	2024 DATURA ST	\$629,000	1,638	\$635,000	\$388	3/26/2022
71	2236 DATURA ST	\$577,000	1,214	\$575,000	\$474	1/30/2022
72	2205 FLOYD ST	\$599,000	1,214	\$565,000	\$465	3/8/2022
73	2624 HIBISCUS ST	\$749,000	1,680	\$720,000	\$429	4/24/2022
74	2180 HILLVIEW ST	\$3,065,000	4,322	\$2,900,000	\$671	4/12/2022
75	2147 HYDE PARK CIR	\$712,000	1,736	\$712,000	\$410	7/12/2022
76	2162 HYDE PARK ST	\$575,000	1,411	\$575,000	\$408	3/28/2022
77	2302 HYDE PARK ST	\$718,500	1,524	\$718,500	\$471	7/3/2022
78	2350 HYDE PARK ST	\$765,000	1,444	\$700,000	\$485	4/17/2022
79	2650 HYDE PARK ST	\$799,000	2,083	\$799,000	\$384	6/13/2022
80	2723 LYNNHURST ST	\$599,900	2,422	\$560,000	\$231	4/30/2022
81	2374 PROSPECT ST	\$924,500	2,044	\$870,000	\$426	5/9/2022
82	2140 SUNNYSIDE LN	\$750,000	1,445	\$722,500	\$500	5/20/2022
83	2408 SUNNYSIDE ST	\$625,000	1,652	\$595,000	\$360	2/5/2022
84	2456 SUNNYSIDE ST	\$639,000	1,300	\$610,000	\$469	4/16/2022
85	2540 SUNNYSIDE ST	\$639,999	1,387	\$615,000	\$443	2/29/2022
86	2437 TEMPLE ST	\$749,000	1,336	\$685,000	\$513	3/25/2022
87	2522 TEMPLE ST	\$589,000	1,204	\$567,500	\$471	3/13/2022
88	2619 WEBBER ST	\$729,000	1,897	\$675,000	\$356	4/1/2022
89	2748 WISTERIA PL	\$665,000	1,516	\$650,000	\$429	4/11/2022
90	2426 WISTERIA ST	\$725,000	1,570	\$720,000	\$459	6/12/2022
91	2510 WISTERIA ST	\$689,000	1,388	\$680,000	\$490	4/5/2022



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