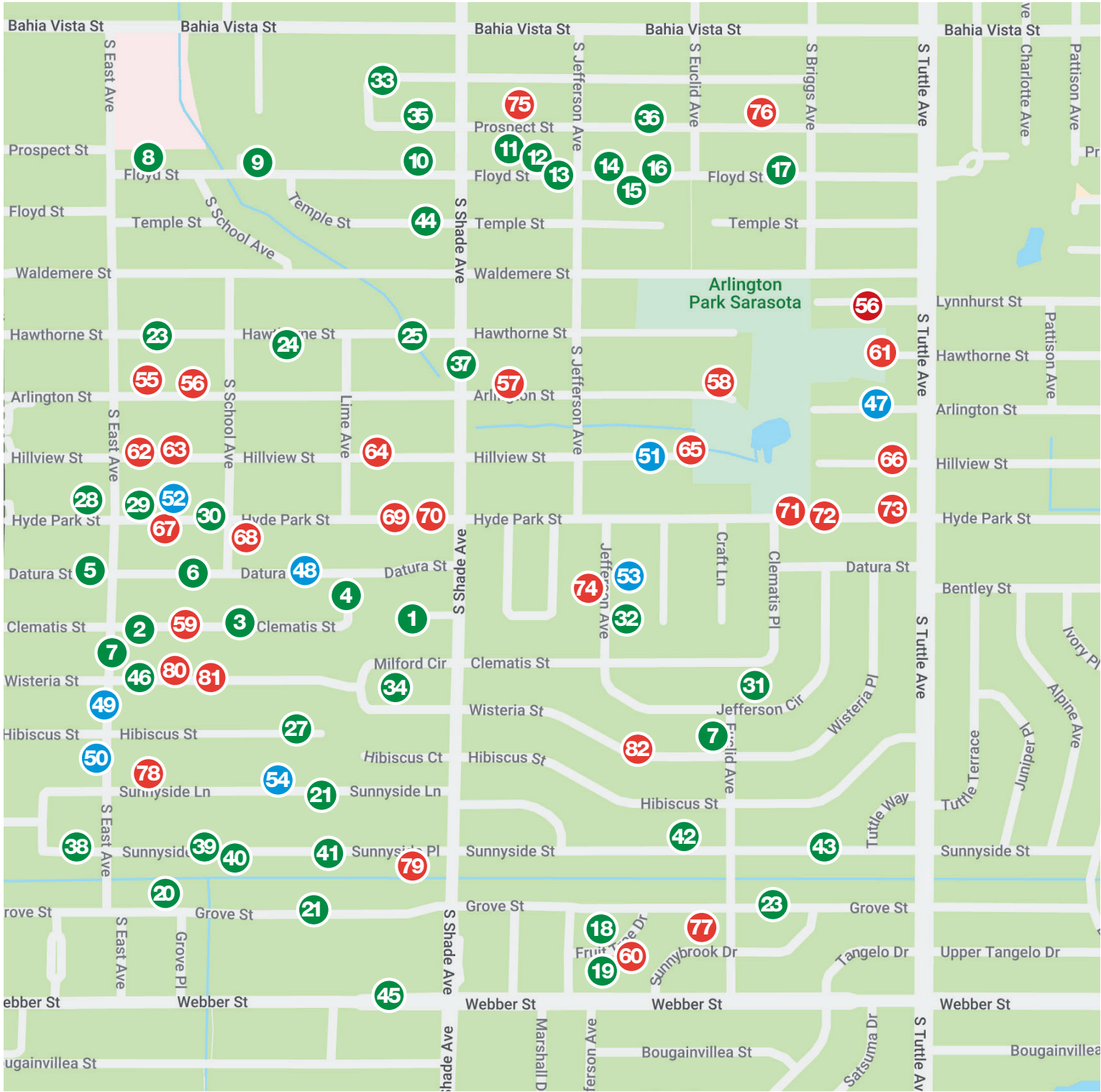




ARLINGTON PARK ► Comparative Market Analysis, November 2024



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ACTIVE LISTINGS

| Address                  | List Price  | HTD   | LP/SqFt |
|--------------------------|-------------|-------|---------|
| 1 2377 BURTON LN         | \$889,000   | 1,894 | \$469   |
| 2 2124 CLEMATIS PL       | \$2,960,000 | 3,574 | \$828   |
| 3 2290 CLEMATIS ST       | \$2,525,000 | 3,801 | \$664   |
| 4 2425 CLEMATIS ST       | \$795,000   | 1,868 | \$426   |
| 5 2038 DATURA ST         | \$3,750,000 | 4,648 | \$807   |
| 6 2125 DATURA ST         | \$3,325,000 | 3,900 | \$853   |
| 7 2724 S. EAST AVE       | \$739,000   | 1,425 | \$519   |
| 8 2050 EUCLID TER        | \$2,211,000 | 2,760 | \$801   |
| 9 2138 FLOYD ST          | \$1,999,000 | 2,545 | \$785   |
| 10 2345 FLOYD ST         | \$550,000   | 1,426 | \$386   |
| 11 2415 FLOYD ST         | \$1,699,000 | 2,665 | \$638   |
| 12 2420 FLOYD ST         | \$2,700,000 | 3,356 | \$805   |
| 13 2425 FLOYD ST         | \$1,875,000 | 2,700 | \$694   |
| 14 2430 FLOYD ST         | \$2,200,000 | 2,743 | \$802   |
| 15 2440 FLOYD ST         | \$2,200,000 | 2,743 | \$802   |
| 16 2446 FLOYD ST         | \$2,200,000 | 2,743 | \$802   |
| 17 2757 FLOYD ST         | \$739,000   | 1,465 | \$504   |
| 18 2532 FRUIT TREE DR    | \$2,750,000 | 3,931 | \$700   |
| 19 2522 FRUIT TREE DR    | \$674,900   | 2,072 | \$326   |
| 20 2026 GROVE ST         | \$599,000   | 1,263 | \$474   |
| 21 2226 GROVE ST         | \$2,395,000 | 3,263 | \$734   |
| 22 2534 GROVE ST         | \$3,240,000 | 4,615 | \$702   |
| 23 2110 HAWTHORNE ST     | \$725,000   | 1,695 | \$428   |
| 24 2111 HAWTHORNE ST     | \$3,100,000 | 3,621 | \$856   |
| 25 2380 HAWTHORNE ST     | \$2,490,000 | 3,001 | \$830   |
| 26 2491 HAWTHORNE ST     | \$749,000   | 2,028 | \$369   |
| 27 2234 Hibiscus St      | \$1,880,000 | 2,692 | \$698   |
| 28 2010 HYDE PARK CIR    | \$2,110,000 | 2,623 | \$804   |
| 29 2116 HYDE PARK ST     | \$2,795,000 | 4,284 | \$652   |
| 30 2135 HYDE PARK ST     | \$1,450,000 | 2,053 | \$706   |
| 31 2512 JEFFERSON CIR    | \$2,990,000 | 3,788 | \$789   |
| 32 2127 S. JEFFERSON AVE | \$850,000   | 2,825 | \$301   |
| 33 1318 LOMA LINDA CT    | \$595,000   | 1,004 | \$593   |
| 34 2321 MILFORD CIR      | \$835,000   | 1,978 | \$422   |
| 35 2563 PROSPECT ST      | \$1,275,000 | 2,046 | \$623   |
| 36 2658 PROSPECT ST      | \$599,000   | 918   | \$653   |
| 37 1712 S. SHADE         | \$1,870,000 | 2,300 | \$813   |
| 38 2077 SUNNYSIDE PL     | \$775,000   | 1,905 | \$407   |
| 39 2160 SUNNYSIDE PL     | \$819,000   | 1,556 | \$526   |
| 40 2186 SUNNYSIDE PL     | \$698,000   | 1,989 | \$351   |
| 41 2347 SUNNYSIDE PL     | \$849,900   | 2,139 | \$397   |
| 42 2420 SUNNYSIDE ST     | \$550,000   | 1,299 | \$423   |
| 43 2611 SUNNYSIDE ST     | \$669,000   | 1,704 | \$393   |
| 44 2425 TEMPLE ST        | \$1,829,000 | 2,915 | \$627   |
| 45 2319 WEBBER ST        | \$1,795,000 | 2,554 | \$703   |
| 46 2124 WISTERIA ST      | \$1,750,000 | 2,879 | \$608   |

SALE PENDING

| Address              | List Price  | HTD   | LP/SqFt |
|----------------------|-------------|-------|---------|
| 47 2729 ARLINGTON ST | \$615,000   | 1,840 | \$334   |
| 48 2375 DATURA ST    | \$699,000   | 1,859 | \$376   |
| 49 2715 S. EAST AVE  | \$2,200,000 | 2,749 | \$800   |
| 50 2733 S. EAST AVE  | \$2,200,000 | 3,372 | \$652   |
| 51 2542 HILLVIEW ST  | \$577,000   | 1,378 | \$419   |
| 52 2149 HYDE PARK ST | \$2,555,000 | 2,930 | \$872   |
| 53 2107 S. JEFFERSON | \$639,000   | 1,672 | \$382   |
| 54 2231 SUNNYSIDE LN | \$699,000   | 1,508 | \$464   |

SOLD PROPERTIES (in the last 180 days)

| Address                  | Sold Price  | HTD   | SP/SqFt | Sold Date  |
|--------------------------|-------------|-------|---------|------------|
| 55 2258 ARLINGTON ST     | \$720,000   | 1,510 | \$477   | 7/31/2024  |
| 56 2280 ARLINGTON ST     | \$850,000   | 1,860 | \$457   | 8/5/2024   |
| 57 2408 ARLINGTON ST     | \$1,572,000 | 2,246 | \$700   | 10/29/2024 |
| 58 2534 ARLINGTON ST     | \$1,318,000 | 2,131 | \$618   | 6/7/2024   |
| 59 2136 CLEMATIS PL      | \$575,000   | 1,272 | \$452   | 10/15/2024 |
| 60 2504 FRUIT TREE DR    | \$665,000   | 1,200 | \$554   | 7/23/2024  |
| 61 2632 HAWTHORNE ST     | \$570,000   | 625   | \$912   | 9/23/2024  |
| 62 2163 HILLVIEW ST      | \$2,750,000 | 3,225 | \$853   | 7/19/2024  |
| 63 2181 HILLVIEW ST      | \$1,370,000 | 1,924 | \$712   | 9/12/2024  |
| 64 2395 HILLVIEW ST      | \$1,050,000 | 2,738 | \$383   | 9/30/2024  |
| 65 2555 HILLVIEW ST      | \$800,000   | 1,228 | \$651   | 8/15/2024  |
| 66 2737 HILLVIEW ST      | \$585,000   | 1,612 | \$363   | 10/4/2024  |
| 67 2104 HYDE PARK CIR    | \$660,000   | 1,693 | \$390   | 10/23/2024 |
| 68 2147 HYDE PARK CIR    | \$712,000   | 1,736 | \$410   | 7/12/2024  |
| 69 2302 HYDE PARK ST     | \$718,500   | 1,524 | \$471   | 7/3/2024   |
| 70 2311 HYDE PARK ST     | \$1,325,000 | 2,289 | \$579   | 11/8/2024  |
| 71 2575 HYDE PARK ST     | \$775,000   | 1,881 | \$412   | 10/30/2024 |
| 72 2585 HYDE PARK ST     | \$1,385,000 | 2,252 | \$615   | 10/25/2024 |
| 73 2650 HYDE PARK ST     | \$799,000   | 2,083 | \$384   | 6/13/2024  |
| 74 2147 S. JEFFERSON AVE | \$645,000   | 1,940 | \$332   | 11/15/2024 |
| 75 2314 PROSPECT ST      | \$1,985,000 | 3,651 | \$544   | 9/6/2024   |
| 76 2502 PROSPECT ST      | \$2,135,250 | 3,153 | \$677   | 9/16/2024  |
| 77 2532 SUNNYBROOK DR    | \$690,000   | 1,980 | \$348   | 10/17/2024 |
| 78 2277 SUNNYSIDE LN     | \$725,000   | 1,375 | \$527   | 10/25/2024 |
| 79 2322 SUNNYSIDE PL     | \$560,000   | 1,628 | \$344   | 8/8/2024   |
| 80 2149 WISTERIA ST      | \$1,835,000 | 3,220 | \$570   | 10/18/2024 |
| 81 2157 WISTERIA ST      | \$1,835,000 | 3,220 | \$570   | 7/25/2024  |
| 82 2426 WISTERIA ST      | \$720,000   | 1,570 | \$459   | 6/12/2024  |



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