

Market Analysis Summary | Residential

Listings as of 12/16/2025 at 11:44 am, Page 1 of 3

List ID	Area	Address	Subdivision	Lvl	Bd	FB	HB	Liv	Gar	Pool	YB	Acres	Sqft	\$ Sqft	List Price	C\$/Sqft	Close Price	Close Date	DOM	CDOM
Listings: Active																				
1551566	7	1701 Bartoncliff Dr	Barton Hills	3+	5	5	2	2	2	Yes	2025	0.27	4,401	\$908.66	\$3,999,000			54	168	
1699804	7	3003 Oakhaven Dr	Barton Hills Sec 01	2	5	4	1	1	2	Yes	2024	0.28	4,186	\$931.68	\$3,900,000			498	498	
3840697	7	2512 Ridgeview St	Barton Hills Sec 05	2	4	3	1	2	2	Yes	2025	0.23	4,070	\$700.25	\$2,850,000			21	326	
4317655	7	2801 Cedarview Dr	Barton Hills Sec 02	1	7	5	0	2	0	No	1956	0.31	3,300	\$606.06	\$2,000,000			39	39	
4577241	7	2404 Arpdale St	Barton Hills Sec 03A	2	5	4	1	2	2	Yes	2026	0.20	3,918	\$829.50	\$3,250,000			45	45	
5689742	7	2803 Oak Park Dr	Barton Hills Sec 01	2	5	4	1	1	3	Yes	2025	0.21	3,520	\$823.58	\$2,899,000			18	18	
6480154	7	2603 Rockingham Dr	Barton Hills Sec 03	3+	4	3	1	2	2	Yes	2025	0.25	4,360	\$699.54	\$3,050,000			110	110	
8236895	7	2902 Cedarview Dr	Barton Hills Sec 02	2	4	4	1	2	2	No	2016	0.21	3,234	\$772.73	\$2,499,000			45	229	
8257710	7	1703 Brookhaven Dr	Barton Hills Sec 07	2	4	3	1	3	2	Yes	1992	0.50	3,651	\$698.44	\$2,550,000			228	228	
8774954	7	2605 Rockingham Dr	Barton Hills Sec 3	3+	5	4	1	3	3	Yes	2025	0.25	4,467	\$1,063.35	\$4,750,000			176	176	
9928085	7	2500 Cedarview Dr	Barton Hills Section 02	2	4	3	0	2	2	No	2016	0.24	3,149	\$682.76	\$2,150,000			216	216	
11	Total Active Listings			Min	4	3	0	1	0		1956	0.20	3,149	\$606.06	\$2,000,000			18	18	
				Max	7	5	2	3	3		2026	0.50	4,467	\$1,063.35	\$4,750,000			498	498	
				Avg	5	4	1	2	2		2014	0.27	3,841	\$792.41	\$3,081,545			132	187	
				Med	5	4	1	2	2		2025	0.25	3,918	\$772.73	\$2,899,000			54	176	

Listings: Active Under Contract

6446730	7	2905 Oak Park Dr	Barton Hills Sec 01	2	5	4	2	2	2	Yes	2023	0.28	4,473	\$703.11	\$3,145,000			47	303
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Presented by: Ryan Rodenbeck

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1	Total			Min	5	4	2	2	2		2023	0.28	4,473	\$703.11	\$3,145,000					47	303		
	Active Under Contract Listings			Max	5	4	2	2	2		2023	0.28	4,473	\$703.11	\$3,145,000					47	303		
				Avg	5	4	2	2	2		2023	0.28	4,473	\$703.11	\$3,145,000					47	303		
				Med	5	4	2	2	2		2023	0.28	4,473	\$703.11	\$3,145,000					47	303		

Listings: Pending

5613889	7	2109 Barton Hills Dr	Barton Hills	2	4	3	1	2	2	Yes	2022	0.28	3,928	\$599.54	\$2,355,000					220	220
1	Total Pending Listings			Min	4	3	1	2	2		2022	0.28	3,928	\$599.54	\$2,355,000	\$0.00				220	220
				Max	4	3	1	2	2		2022	0.28	3,928	\$599.54	\$2,355,000	\$0.00				220	220
				Avg	4	3	1	2	2		2022	0.28	3,928	\$599.54	\$2,355,000	\$0.00				220	220
				Med	4	3	1	2	2		2022	0.28	3,928	\$599.54	\$2,355,000	\$0.00				220	220

Listings: Closed

2462911	7	2502 Barhill Dr	Barton Hills Sec 03	2	5	3	1	2	2	Yes	2025	0.25	4,010	\$897.51	\$3,599,000	\$773.07	\$3,100,000	12/04/2025	9	191
2833098	7	2502 Cedarview Dr	Barton Hills Sec 02	2	5	4	0	1	3	Yes	2025	0.25	3,558	\$814.78	\$2,899,000	\$814.78	\$2,899,000	08/08/2025	0	0
3090754	7	2409 Wilke Dr	Barton Hills Sec 05	2	5	5	1	2	2	Yes	2025	0.48	4,227	\$778.33	\$3,290,000	\$778.33	\$3,290,000	10/10/2025	15	81
3993421	7	2701 Rae Dell Ave	Barton Hills Sec 01	2	5	5	2	2	2	Yes	2024	0.27	4,171	\$803.16	\$3,350,000	\$707.26	\$2,950,000	12/04/2025	127	456
6989581	7	2411 Wilke Dr	Barton Hills Sec 05	2	5	5	1	1	2	Yes	2025	0.31	4,220	\$770.14	\$3,250,000	\$746.45	\$3,150,000	10/27/2025	7	73
7097859	7	2902 Oakhaven Dr	Barton Hills Sec 01	2	4	4	1	3	2	No	2019	0.25	4,366	\$721.48	\$3,150,000	\$641.32	\$2,800,000	08/11/2025	112	112

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				Min	Max	4	3	0	1	2	2019	0.25	3,558	\$721.48	\$2,899,000	\$641.32	\$2,800,000	0	0		
6	Total Closed Listings			Avg	5	5	2	3	3	2024	0.30	4,092	\$797.57	\$3,256,333	\$743.54	\$3,031,500	45	152			
				Med	5	5	1	2	2	2025	0.26	4,196	\$790.75	\$3,270,000	\$759.76	\$3,025,000	12	97			
				Average for all:	5	4	1	2	2	2018	0.28	3,958	\$779.19	\$3,101,842	\$743.54	\$3,031,500	105	184			
				Median for all:	5	5	1	2	2	2025	0.25	4,070	\$772.73	\$3,145,000	\$759.76	\$3,025,000	47	176			
19	Total Residential Listings			Min	Max	Avg		Med													
				List Price	\$2,000,000	\$4,750,000		\$3,101,842		\$3,145,000											
				Sale Price	\$2,800,000	\$3,290,000		\$3,031,500		\$3,025,000											
				Sale / List	86.1%	100.0%		93.3%		92.9%											

Property Type is 'Residential' Status is 'Closed' 12/16/2025 to 06/19/2025 Status is one of 'Active', 'Active Under Contract', 'Pending' Property Sub Type is 'Single Family Resi' Subdivision is like 'Barton Hills*' SqFt is 3000 to 4500

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