



THE RESIDENCES AT THE RITZ CARLTON

► Comparative Market Analysis, June 2024



The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period June 09, 2023 through June 09, 2024.



View our properties on: pettingell.com

Non-Solicitation Disclaimer
If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.



THE RESIDENCES AT THE RITZ CARLTON

► Comparative Market Analysis, June 2024



ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
1	1111 Ritz Carlton Dr	1603	Turnkey	4,276	2	\$5,900,000	\$1,380

SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
There are no current pending sales.							

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	LP/ SqFt	Sold Date	DTS
2	1111 Ritz Carlton Dr	1003	Optional	2,239	2	\$2,050,000	\$916	9/4/2023	143
3	1111 Ritz Carlton Dr	1404	Unfurnished	2,754	2	\$2,800,000	\$1,017	12/12/2023	63
4	1111 Ritz Carlton Dr	1703	Furnished	4,276	2	\$3,800,000	\$889	3/15/2024	79
AVERAGE PRICE/DAYS ON MARKET						\$2,883,333	\$940	95	



Roger's Listings/Sales

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Based on information from the Multiple Listing Service for the period June 09, 2023 through June 09, 2024.



View our properties on: pettingell.com

Non-Solicitation Disclaimer
If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.