

Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, December 2022

ACTIVE
PENDING
SOLD

ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
1	35 Watergate Dr	701	Optional	3751	2	\$3,800,000	\$1,013
2	35 Watergate Dr	1104	Unfurnished	2985	2	\$2,850,000	\$955

SALE PENDING

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

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/ SqFt	Sold Date	DTS
3	35 Watergate Dr	503	Unfurnished	2990	2	\$2,850,000	\$953	11/17/2022	31
4	35 Watergate Dr	603	Unfurnished	2990	2	\$2,650,000	\$886	5/19/2022	59
5	35 Watergate Dr	604	Unfurnished	2985	2	\$1,950,000	\$653	1/4/2022	77
6	35 Watergate Dr	706	Turnkey	2799	2	\$2,700,000	\$965	6/6/2022	119
7	35 Watergate Dr	902	Unfurnished	3751	2	\$3,200,000	\$853	1/31/2022	279
8	35 Watergate Dr	1003	Unfurnished	2985	2	\$2,500,000	\$838	12/23/2021	267
9	35 Watergate Dr	1505	Optional	3659	2	\$4,400,000	\$1,203	2/17/2022	31
10	35 Watergate Dr	1701	Unfurnished	5251	2	\$5,500,000	\$1,047	1/31/2022	269
AVERAGE PRICE/DAYS ON MARKET						\$3,218,750	\$925	142	

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