



#1 SARASOTA REALTOR® 2021 - 2008

# Tower Residences at The Ritz-Carlton, Sarasota

Comparative Market Analysis, December 2022



### **ACTIVE LISTINGS**

	Sq Ft					LP/		
Address	Unit	<b>Furnishings</b>	Heated	<b>Parking</b>	List Price	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**

Addre	ess Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
There are current	ly no pending sa	les.				

### **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
6	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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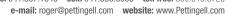




Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of December 20, 2021 through December 20, 2022. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service. Although the information is believed to be accurate, if not warranted, and you should not rely upon it without personal verification.

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