

Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, August 2022

**ACTIVE
PENDING
SOLD**

ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/SqFt
1	35 Watergate Dr	401	Unfurnished	3,751	2	\$2,699,000	\$720

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
2	35 Watergate Dr	603	Unfurnished	2,990	2	\$2,650,000	\$886	5/19/2022	59
3	35 Watergate Dr	604	Unfurnished	2,985	2	\$1,950,000	\$653	1/4/2022	77
4	35 Watergate Dr	606	Optional	2,799	2	\$1,725,000	\$616	8/30/2021	175
5	35 Watergate Dr	706	Turnkey	2,799	2	\$2,700,000	\$965	6/6/2022	119
6	35 Watergate Dr	902	Unfurnished	3,751	2	\$3,200,000	\$853	1/31/2022	279
7	35 Watergate Dr	1003	Unfurnished	2,985	2	\$2,500,000	\$838	12/23/2021	267
8	35 Watergate Dr	1005	Unfurnished	3,659	2	\$3,074,000	\$840	9/24/2021	94
9	35 Watergate Dr	1101	Unfurnished	3,751	2	\$3,105,000	\$828	12/1/2021	64
10	35 Watergate Dr	1402	Unfurnished	3,751	2	\$3,250,000	\$866	9/10/2021	570
11	35 Watergate Dr	1505	Optional	3,659	2	\$4,400,000	\$1,203	2/17/2022	31
12	35 Watergate Dr	1701	Unfurnished	5,251	2	\$5,500,000	\$1,047	1/31/2022	269
13	35 Watergate Dr	1803	Unfurnished	4,668	2	\$5,300,000	\$1,135	9/30/2021	400
AVERAGE PRICE/DAYS ON MARKET						\$3,279,500	\$894		200

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