

# Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, April 2023

ACTIVE  
PENDING  
SOLD

## ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
1	35 Watergate Dr	701	Optional	3,751	2	\$3,700,000	\$986
2	35 Watergate Dr	1002	Unfurnished	3,751	2	\$3,795,000	\$1,012
3	35 Watergate Dr	1104	Unfurnished	2,985	2	\$2,650,000	\$888

## SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
4	35 Watergate Dr	401	Unfurnished	3,751	2	\$2,499,000	\$666
5	35 Watergate Dr	905	Unfurnished	3,659	2	\$3,300,000	\$902
6	35 Watergate Dr	1203	Unfurnished	2,985	2	\$3,100,000	\$1,039

## SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/ SqFt	Sold Date	DTS
7	35 Watergate Dr	503	Unfurnished	2,990	2	\$2,850,000	\$953	11/17/2022	31
8	35 Watergate Dr	603	Unfurnished	2,990	2	\$2,650,000	\$886	5/19/2022	59
9	35 Watergate Dr	706	Turnkey	2,799	2	\$2,700,000	\$965	6/6/2022	119
AVERAGE PRICE/DAYS ON MARKET						\$2,733,333	\$935		70

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