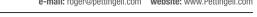
#1 SARASOTA REALTOR - 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2010 & 2008







Tower Residences at The Ritz-Carlton Sarasota

Comparative Market Analysis, August 2021







Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period  ${\sf Service}$ of August 9, 2020 through August 9, 2021. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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#1 SARASOTA REALTOR - 2020, 2019, 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2010 & 2008

## Tower Residences at The Ritz-Carlton, Sarasota

Comparative Market Analysis, August 2021



## **ACTIVE LISTINGS**

			Sq Ft				
	Address	Unit	<b>Furnishings</b>	Heated	<b>Parking</b>	List Price	SqFt
0	35 Watergate Dr	902	Unfurnished	3,751	2	\$3,450,000	\$920
2	35 Watergate Dr	1003	Unfurnished	2,985	2	\$2,500,000	\$838
3	35 Watergate Dr	1402	Unfurnished	3,751	2	\$3,350,000	\$893
4	35 Watergate Dr	1701	Unfurnished	5,251	2	\$5,690,000	\$1,084

## **SALE PENDING**

	Address	Sq Ft ddress Unit Furnishings Heated Parking List F				List Price	LP/ SqFt
<b>6</b>	35 Watergate Dr	606	Optional	2,799	2	\$1,750,000	\$625
6	35 Watergate Dr 1005 Unfurnished		3,659	2	\$3,149,000	\$861	
7	35 Watergate Dr	1803	Unfurnished	4,668	2	\$5,775,000	\$1,237

## **SOLD PROPERTIES (last 12 months)**

			Sq Ft			SP/		
Address	Unit	<b>Furnishings</b>	Heated	<b>Parking</b>	Sold Price	SqFt	Sold Date	DTS
8 35 Watergate Dr	406	Partial	2,799	2	\$1,725,000	\$616	7/9/2021	95
35 Watergate Dr	802	Unfurnished	3,751	2	\$3,175,000	\$846	5/10/2021	441
10 35 Watergate Dr	1601	Unfurnished	3,751	2	\$4,300,000	\$1,146	1/29/2021	211

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