

Tower Residences at The Ritz-Carlton Sarasota

► Comparative Market Analysis, August 2021

ACTIVE
PENDING
SOLD



Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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, it is not warranted, and you should not rely upon it without personal verification.



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**ACTIVE
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ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
1	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	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
5	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)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/ SqFt	Sold Date	DTS
8	35 Watergate Dr	406	Partial	2,799	2	\$1,725,000	\$616	7/9/2021	95
9	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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