

Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, July 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	\$3,600,000	\$960
2	35 Watergate Dr	1002	Unfurnished	3,751	2	\$3,795,000	\$1,012

SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
3	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
4	35 Watergate Dr	401	Unfurnished	3,751	2	\$2,300,000	\$613	4/28/2023	122
5	35 Watergate Dr	503	Unfurnished	2,990	2	\$2,850,000	\$953	11/17/2022	31
6	35 Watergate Dr	905	Unfurnished	3,659	2	\$2,900,000	\$793	6/22/2023	143
AVERAGE PRICE/DAYS ON MARKET						\$2,683,333	\$786		99

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