

Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, January 2022

ACTIVE
PENDING
SOLD

ACTIVE LISTINGS

Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
There are currently no active listings.						

SALE PENDING

	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	1701	Unfurnished	5,251	2	\$5,690,000	\$1,084

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/ SqFt	Sold Date	DTS
3	35 Watergate Dr	406	Partial	2,799	2	\$1,725,000	\$616	7/9/2021	95
4	35 Watergate Dr	604	Unfurnished	2,985	2	\$1,950,000	\$653	1/4/2022	77
5	35 Watergate Dr	606	Optional	2,799	2	\$1,725,000	\$616	8/30/2021	175
6	35 Watergate Dr	802	Unfurnished	3,751	2	\$3,175,000	\$846	5/10/2021	441
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	1601	Unfurnished	3,751	2	\$4,300,000	\$1,146	1/29/2021	211
12	35 Watergate Dr	1803	Unfurnished	4,668	2	\$5,300,000	\$1,135	9/30/2021	400

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Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of January 11, 2021 through January 11, 2022. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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