



#1 SARASOTA REALTOR® 2021 - 2008

Tower Residences at The Ritz-Carlton, Sarasota

Comparative Market Analysis, January 2022



ACTIVE LISTINGS

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

SALE PENDING

	Address	Unit	Sq Ft Init Furnishings Heated Parking List Price				
	Audress	Offic	rumsiings	пеацеи	Parking	LIST PITCE	SqFt
0	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)

				Sq Ft			SP/		
	Address	Unit	Furnishings	Heated	Parking	Sold Price	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
•	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

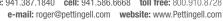
Roger invites you to visit www.rogersmarketupdate.com. Here, in just a few clicks, you can sign up to receive your own customized, free, monthly market snapshot. You will receive, by email, the industry's most impressive market reports, packed with up-to-the-minute MLS market and property information, plus interactive photos, maps and graphs.





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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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.

> View our properties on: floridamoves.com coldwellbanker.com realtor.com fl.living.net nytimes.com coldwellbankerpreviews.com







#1 SARASOTA REALTOR® 2021 - 2008

Tower Residences at The Ritz-Carlton Sarasota

Comparative Market Analysis, January 2022







Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period ${\sf Service}$ 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.

View our properties on:

floridamoves.com coldwellbanker.com realtor.com fl.living.net nytimes.com coldwellbankerpreviews.com