

#1 SARASOTA REALTOR® 2021 - 2008

The Residences at The Ritz Carlton

Comparative Market Analysis, October 2022



ACTIVE LISTINGS

ROGER PETTINGELL

		Sq Ft				
Address	s Unit	Furnishings	Heated	Parking	List Price	SqFt
1111 Ritz Carlto	n Dr 1204	Unfurnished	3,582	2	\$3,100,000	\$865
2 1111 Ritz Carlto	2 1111 Ritz Carlton Dr 1603		4,276	2	\$6,575,000	\$1,538
3 1111 Ritz Carlto	n Dr 1703	Unfurnished	4,276	2	\$4,995,000	\$1,168
4 1111 Ritz Carlto	n Dr 1704	Unfurnished	4,943	2	\$5,950,000	\$1,204
		\$5,155,000	\$1,194			

SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
There are curently no pending sales.							

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	LP/ SqFt	Sold Date	DTS
5	1111 Ritz Carlton Dr	1003	Unfurnished	2,239	2	\$2,125,000	\$949	10/4/2022	40
6	1111 Ritz Carlton Dr	1008	Unfurnished	1,768	1	\$1,600,000	\$905	8/2/2022	80
7	1111 Ritz Carlton Dr	1701	Unfurnished	4,951	3	\$5,400,000	\$1,091	3/1/2022	302
AVERAGE PRICE/DAYS ON MARKET						\$3,041,667	\$982		141

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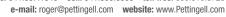




Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of October 25, 2021 through October 25, 2022. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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