

Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, February 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	\$3,700,000	\$986
2	35 Watergate Dr	905	Unfurnished	3,659	2	\$3,300,000	\$902
3	35 Watergate Dr	1104	Unfurnished	2,985	2	\$2,650,000	\$888

SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
4	35 Watergate Dr	401	Unfurnished	3,751	2	\$2,499,000	\$666

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/ SqFt	Sold Date	DTS
5	35 Watergate Dr	503	Unfurnished	2,990	2	\$2,850,000	\$953	11/17/2022	31
6	35 Watergate Dr	603	Unfurnished	2,990	2	\$2,650,000	\$886	5/19/2022	59
7	35 Watergate Dr	706	Turnkey	2,799	2	\$2,700,000	\$965	6/6/2022	119
AVERAGE PRICE/DAYS ON MARKET						\$2,733,333	\$935		70

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Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of February 24, 2022 through February 24, 2023. This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented by another broker.