

## The Residences at The Ritz Carlton

► Comparative Market Analysis, August 2023

**ACTIVE  
PENDING  
SOLD**

### ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/SqFt
1	1111 Ritz Carlton Dr	1107	Turnkey	2,173	1	\$2,500,000	\$1,150
2	1111 Ritz Carlton Dr	1603	Turnkey	4,276	2	\$6,460,000	\$1,581
3	1111 Ritz Carlton Dr	1802	Unfurnished	4,971	2	\$4,799,000	\$965
<b>AVERAGE PRICE/PRICE PER SQ. FT.</b>						<b>\$4,586,333</b>	<b>\$1,232</b>

### SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/SqFt
4	1111 Ritz Carlton Dr	1003	Optional	2,239	2	\$2,395,000	\$1,070

### 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	1204	Unfurnished	3,582	2	\$2,500,000	\$698	5/2/2023	264
<b>AVERAGE PRICE/DAYS ON MARKET</b>						<b>\$2,312,500</b>	<b>\$824</b>		<b>152</b>

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