

## Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, December 2021

**ACTIVE  
PENDING  
SOLD**

### ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
1	35 Watergate Dr	902	Unfurnished	3,751	2	\$3,450,000	\$920

### SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
2	35 Watergate Dr	604	Unfurnished	2,985	2	\$1,950,000	\$653
3	35 Watergate Dr	1003	Unfurnished	2,985	2	\$2,500,000	\$838
4	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
5	35 Watergate Dr	406	Partial	2,799	2	\$1,725,000	\$616	7/9/2021	95
6	35 Watergate Dr	606	Optional	2,799	2	\$1,725,000	\$616	8/30/2021	175
7	35 Watergate Dr	802	Unfurnished	3,751	2	\$3,175,000	\$846	5/10/2021	441
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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