

## Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, March 2022

**ACTIVE  
PENDING  
SOLD**

### ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/SqFt
1	35 Watergate Dr	706	Turnkey	2,799	2	\$3,300,000	\$1,179

### SALE PENDING

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

### SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/SqFt	Sold Date	DTS
2	35 Watergate Dr	406	Partial	2,799	2	\$1,725,000	\$616	7/9/2021	95
3	35 Watergate Dr	604	Unfurnished	2,985	2	\$1,950,000	\$653	1/4/2022	77
4	35 Watergate Dr	606	Optional	2,799	2	\$1,725,000	\$616	8/30/2021	175
5	35 Watergate Dr	802	Unfurnished	3,751	2	\$3,175,000	\$846	5/10/2021	441
6	35 Watergate Dr	902	Unfurnished	3,751	2	\$3,200,000	\$853	1/31/2022	279
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
11	35 Watergate Dr	1505	Optional	3,659	2	\$4,400,000	\$1,203	2/17/2022	31
12	35 Watergate Dr	1701	Unfurnished	5,251	2	\$5,500,000	\$1,047	1/31/2022	269
13	35 Watergate Dr	1803	Unfurnished	4,668	2	\$5,300,000	\$1,135	9/30/2021	400
<b>AVERAGE PRICE/DAYS ON MARKET</b>						<b>\$3,242,000</b>	<b>\$862</b>	<b>230</b>	

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Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of March 15, 2021 through March 15, 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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If your property is currently listed, please disregard. It is not our intention to solicit properties that are already represented

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