

Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, February 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
2	35 Watergate Dr	1505	Optional	3,659	2	\$4,400,000	\$1,203

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/SqFt	Sold Date	DTS
3	35 Watergate Dr	406	Partial	2,799	2	\$1,725,000	\$616	7/9/2021	95
4	35 Watergate Dr	604	Unfurnished	2,985	2	\$1,950,000	\$653	1/4/2022	77
5	35 Watergate Dr	606	Optional	2,799	2	\$1,725,000	\$616	8/30/2021	175
6	35 Watergate Dr	802	Unfurnished	3,751	2	\$3,175,000	\$846	5/10/2021	441
7	35 Watergate Dr	902	Unfurnished	3,751	2	\$3,200,000	\$853	1/31/2022	279
8	35 Watergate Dr	1003	Unfurnished	2,985	2	\$2,500,000	\$838	12/23/2021	267
9	35 Watergate Dr	1005	Unfurnished	3,659	2	\$3,074,000	\$840	9/24/2021	94
10	35 Watergate Dr	1101	Unfurnished	3,751	2	\$3,105,000	\$828	12/1/2021	64
11	35 Watergate Dr	1402	Unfurnished	3,751	2	\$3,250,000	\$866	9/10/2021	570
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
AVERAGE PRICE/DAYS ON MARKET						\$3,136,727	\$831	248	

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*Based on information from the My Florida Regional Multiple Listing Service, Inc. for the period of February 15, 2021 through February 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 This information may or may not include all listed, expired, withdrawn, pending or sold properties of one or more members of the My Florida Regional Multiple Listing Service.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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