

Tower Residences at The Ritz-Carlton, Sarasota

► Comparative Market Analysis, April 2022

**ACTIVE
PENDING
SOLD**

ACTIVE LISTINGS

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
1	35 Watergate Dr	401	Unfurnished	3,751	2	\$2,899,000	\$773
2	35 Watergate Dr	603	Unfurnished	2,990	2	\$2,750,000	\$920

SALE PENDING

	Address	Unit	Furnishings	Sq Ft Heated	Parking	List Price	LP/ SqFt
3	35 Watergate Dr	706	Turnkey	2,799	2	\$2,979,000	\$1,064

SOLD PROPERTIES (last 12 months)

	Address	Unit	Furnishings	Sq Ft Heated	Parking	Sold Price	SP/ SqFt	Sold Date	DTS
4	35 Watergate Dr	406	Partial	2,799	2	\$1,725,000	\$616	7/9/2021	95
5	35 Watergate Dr	604	Unfurnished	2,985	2	\$1,950,000	\$653	1/4/2022	77
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	902	Unfurnished	3,751	2	\$3,200,000	\$853	1/31/2022	279
9	35 Watergate Dr	1003	Unfurnished	2,985	2	\$2,500,000	\$838	12/23/2021	267
10	35 Watergate Dr	1005	Unfurnished	3,659	2	\$3,074,000	\$840	9/24/2021	94
11	35 Watergate Dr	1101	Unfurnished	3,751	2	\$3,105,000	\$828	12/1/2021	64
12	35 Watergate Dr	1402	Unfurnished	3,751	2	\$3,250,000	\$866	9/10/2021	570
13	35 Watergate Dr	1505	Optional	3,659	2	\$4,400,000	\$1,203	2/17/2022	31
14	35 Watergate Dr	1701	Unfurnished	5,251	2	\$5,500,000	\$1,047	1/31/2022	269
15	35 Watergate Dr	1803	Unfurnished	4,668	2	\$5,300,000	\$1,135	9/30/2021	400
AVERAGE PRICE/DAYS ON MARKET						\$3,242,000	\$862	230	

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