THE SUNSHINE STATE COMPANY · ANNUAL EDITION

Sarasota Condo Guide 2027



DISTRICTS · BUILDINGS · PRICE RANGES
DOWNTOWN VS. BEACH VS. WATERFRONT — SIMPLIFIED
THE TRADEOFFS THAT ACTUALLY MATTER

Updated for 2027 with two new projects, a buyer's playbook, and head-to-head comparisons.

THE SUNSHINE STATE COMPANY

FROM ADAM'S DESK

Why Sarasota — and why a 2027 edition?

When I released the first Sarasota Condo Guide, the goal was simple: fix what felt broken about condo discovery online. There's no centralized source that tells you which buildings are real, which still have availability, how the districts differ, or which three buildings *you* should actually be looking at.

A lot has happened since. We've never had this many pre-construction projects underway at the same time. Several Golden Gate Point buildings are now finished, so you can stand inside a completed unit instead of guessing from renderings. And the market has quietly split around a roughly **$4 million line** — above it, there's plenty of choice; below it, the list gets short, fast.

The parts of this guide that don't change — how each district feels, who it fits, and the tradeoffs — stay right where they were. What's new for 2027:

- Two new buildings: **The Edge** (downtown) and **Peninsula** (Golden Gate Point)
- Refreshed details on Waldorf, Mira Mar, Amara, The Owen, Saravela, and more
- A **Buyer's Playbook**: layout vs. square footage, privacy, HOA math, view risk, and snowbird economics
- An at-a-glance comparison table and head-to-head matchups

Use it to narrow the field — or just to ask better questions. Once you know which environment fits how you want to live, everything else gets much easier.

— Adam Hancock



HOW TO USE THIS GUIDE

1. Read the six districts and pick the one or two that match your day-to-day.
2. Skim the Playbook before you tour anything.
3. Use the comparison table to shortlist buildings.
4. Reach out to pressure-test pricing and availability — it changes weekly.



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THE 2027 MARKET READ

Lots of buildings. Fewer real options.

Drive through downtown Sarasota and it looks like a full-on condo boom: the first residential-only Waldorf Astoria, a residential-only Rosewood on Lido Key, multiple Ritz-Carlton residences, One Park, Amara, 1000 Boulevard of the Arts — the list goes on. It feels like a buyer's market built on endless optionality.

But the moment you add real filters — privacy, water views, new construction, a minimum bedroom count, a budget under ~$3.5–4M, a move-in date that isn't 2029 — the list gets dramatically shorter.

FOUR SHIFTS TO KNOW HEADING INTO 2027

01 · THE $4M LINE

Ritz-Carlton Sarasota Bay, Mira Mar, Amara (~$4.5M), and Rosewood (~$6M+) all start at or above ~$4M. Under it, the conversation narrows to a handful of buildings.

02 · FINISHED PRODUCT

The Owen and Peninsula are complete, and The Edge is slated for early 2027 move-ins. You can walk your actual unit — a rare luxury in a pre-construction market.

03 · THE AMENITY ARMS RACE

Spas, plunge pools, garden levels, golf simulators, 30-person staffs. More amenities ≠ more luxury — but they always mean higher dues.

04 · BETTER DATA

With the Quay, downtown, and Golden Gate releases now public, you can map what will actually deliver over the next 3–5 years — and price accordingly.

PRE-CONSTRUCTION 101

Most Florida pre-construction follows a similar structure: roughly **40% in deposits** spread across milestones, with the balance due at closing — and delivery typically **2–3+ years** out. If your timeline is "sooner than later" (tax reasons, lifestyle, or both), completed and near-complete buildings deserve a serious look.

AT A GLANCE

Every featured building, side by side

BUILDING	DISTRICT	SCALE	STRUCTURE	ENTRY / PRICING*	STATUS*
Waldorf Astoria	Downtown Core	~86 res · 18 fl	Residential-only, full service	~$2.1M (1BR); most $2.5–4M	Projected ~2029
Mira Mar	Downtown Core	~70 res · 2 towers	Residential-only, boutique	~$4M+	Pre-construction (~2029)
The Edge ✦	Downtown Core	27 res · 10 fl	Residential, mixed-use base	From ~$2.9M	Move-in early 2027
1000 Blvd of the Arts	The Quay	100+ res	Residences above hotel	Quay entry point	Ask for latest
One Park	The Quay	—	Residential-only	Upper tier	Ask for latest
Ritz-Carlton Sarasota Bay	The Quay	—	Branded, full service	~$4M+	Ask for latest
Amara	Golden Gate Pt	54 res · twin 8 fl	Residential + private marina	~$4.5M	Ask for latest
The Owen	Golden Gate Pt	29 res	Residential-only, boutique	Essentially all under $4M	Complete
Peninsula ✦	Golden Gate Pt	23 res · 2 bldgs	Residential-only, boutique	From ~$2.9M (cut ~12%)	Complete (Dec 2025)
SIX88	Golden Gate Pt	~10 res	Full-floor, modern	Upper tier	Ask for latest
Rosewood Lido Key	Barrier Islands	~65 res	Residential-only, beachfront	~$6M+	Pre-construction
St. Regis Longboat Key	Barrier Islands	—	Branded resort campus	Ultra-luxury	Ask for latest
Saravela	Rosemary	~282 res · 19 fl	Furnished, STR-friendly	~$900K	Pre-construction (new launch)
The Gallery	Rosemary	Boutique	Residential, no STR	Mid tier	Ask for latest
Rosemary Residences	Rosemary	Boutique	Residential	Approachable	Ask for latest
Orange One	Rosemary	Boutique	Residential, no STR	Mid tier	Ask for latest
Sarasota Bath & Racquet	Inland	~250 res · 13 ac	Private club campus	—	Ask for latest

✦ New to the 2027 edition. *Pricing, availability, and timelines reflect conversations with sales teams and developers as of late 2026 and change frequently — often weekly. “Ask for latest” means the number moves enough that you should get a current read before relying on it. Nothing here is an offer to sell.



PART ONE

The Districts

IT ALL STARTS WITH GEOGRAPHY



THE DISTRICTS

Downtown Sarasota Core

Downtown Sarasota represents the city at its most complete, polished, and connected. This is where everything converges — restaurants, boutiques, galleries, the Opera House, the bayfront, and the everyday energy that makes the area feel alive without being overwhelming.

Unlike larger Florida cities, downtown Sarasota isn't work-driven. It's lifestyle-focused, independent, and hospitality-supported — play first, work second — which creates a cleaner, more relaxed rhythm day to day.

WHAT LIVING HERE FEELS LIKE

Living downtown is about ease and access. You can walk to dinner, coffee, and the waterfront within minutes. Evenings are built around restaurants, events, and the bay — without needing your car. It's one of the few places in Florida where a truly walkable lifestyle actually works.

WHO THIS IS BEST FOR

- Want to be in the middle of everything from day one
- Value walkability and convenience
- Prefer a refined, polished environment
- Are comfortable prioritizing location over space

Ideal for: Seasonal residents, downsizers, and buyers coming from walkable cities (Chicago, Boston, New York) who want that lifestyle in a smaller, calmer package.

THE TRADEOFF

You're paying for location, walkability, and access — which means a higher price per foot and, historically, less space.

2027 INSIGHT · WHERE LOCATION REALLY MATTERS

The "call your shots" pocket is Main Street running toward the bay, crossing Palm, Pineapple, and Orange. Drift a little too far east and walkability fades; too far north or south and density thins out. The newest wrinkle: a handful of 2026–2027 projects are finally pairing new construction *with* core locations — historically you had to pick one.



THE DISTRICTS

The Quay

The Quay is Sarasota's clearest expression of a waterfront lifestyle. Instead of living in downtown itself, you're living in front of it — directly on the bay, with the city as your backdrop and the beaches still within easy reach.

What makes the Quay distinct is that it's not just a collection of buildings. It's a fully planned 14-acre waterfront district — residences, hotels, restaurants, green space, and marina access in one cohesive environment, connecting naturally to Marina Jack and The Bay Park.

WHAT LIVING HERE FEELS LIKE

Living in the Quay is about being immersed in the waterfront. Morning walks along the water, evenings at waterfront restaurants, and a constant visual connection to the marina and skyline become part of your routine.

WHO THIS IS BEST FOR

- Want waterfront living as the priority
- Still want easy access to downtown
- Prefer a newer, master-planned environment
- Enjoy a more active, social atmosphere

Ideal for: Buyers who want the water *and* the action — restaurants, shops, and boutiques at the base of the district.

THE TRADEOFF

Compared to other waterfront options, the Quay is more energized and more built-out. You trade some privacy and quiet for walkability, restaurants, and a more dynamic day-to-day.

2027 INSIGHT · THE BAY PARK FACTOR

The Bay Park is roughly 53 acres of public waterfront and recreation space that isn't slated for high-rise development. For Quay buildings that face it, that's one of the closer things to a long-term view "buffer" you'll find anywhere near downtown.



THE DISTRICTS

Golden Gate Point

Golden Gate Point is a small waterfront peninsula directly in front of downtown — but it feels more like a neighborhood than a district. That's the defining difference.

It offers many of the same advantages as Sarasota's more prominent waterfront areas — bay views, proximity to downtown, and quick access toward Lido Key — but with zero commercial development on the entire peninsula and a 10-story height limit (versus roughly 18 stories in much of downtown and the Quay).

WHAT LIVING HERE FEELS LIKE

Living on Golden Gate Point is privacy with proximity. You're surrounded by water on three sides, with views back to the skyline, but when you come home it feels like one big cul-de-sac — no restaurants under your building, no retail traffic, no nightlife spillover.

WHO THIS IS BEST FOR

- Want waterfront views with more privacy
- Prefer a quieter, residential environment
- Still want quick access to downtown and the islands
- Value space and discretion over constant activity

Ideal for: Buyers who want to "look behind you" to downtown and "look in front of you" to the islands — St. Armands and Lido are roughly 2.5–3 miles away, Siesta Key about 6.

THE TRADEOFF

Less walkability to restaurants and retail, and a less social, energized environment — in exchange for privacy, lower density, and a residential feel.

2027 INSIGHT · WHY IT MATTERS MORE IN 2027

Early on, it was hard to know what would be built around Golden Gate Point because of the patchwork ownership. Several projects are now complete, so you can stand inside a finished unit and judge view corridors with your own eyes — something renderings simply can't do.



THE DISTRICTS

The Barrier Islands

The barrier islands represent Sarasota's full commitment to coastal living. This is where you prioritize beach access, water, and a slower daily rhythm over mainland convenience.

Not all island living feels the same. Lido Key is one of the more balanced options — close to the beach while still minutes from downtown and St. Armands Circle. Longboat Key leans more residential and private, with less tourist traffic. Siesta Key is livelier and more approachable, home to some of the most recognizable beaches in the country.

WHAT LIVING HERE FEELS LIKE

Island living is about shifting into a different pace. Your day revolves less around movement and more around environment — beach walks, sunsets, and time outside. There's a sense of separation from the mainland that makes it feel more like a retreat.

WHO THIS IS BEST FOR

- Want direct access to the beach and water
- Prefer a slower, more relaxed daily rhythm
- Value environment over convenience
- Are comfortable being slightly removed from the mainland

Ideal for: Buyers whose vision of Sarasota starts with the beach.

THE TRADEOFF

You gain beach access, views, and peace — but give up immediate access to downtown and ease of movement. The bridges become the bottleneck, especially in season.

2027 INSIGHT · ISLAND VALUE RULE OF THUMB

If you're going to be on an island, don't drift too far off the beaten path. Lido is the one key where you can go new construction on the beach and still be minutes from downtown. Northern Longboat is beautiful — but you still have to get off that island.



THE DISTRICTS

The Rosemary District

The Rosemary District is essentially a different version of downtown living — just slightly removed from its core. It sits just north of Fruitville Road, roughly half a mile from the Main Street pocket.

That may not seem like much on a map, but in an urban area half a mile is not negligible. Downtown feels finished. Rosemary still feels like it's becoming something — and it has changed more in the last few years than almost any part of Sarasota.

WHAT LIVING HERE FEELS LIKE

Living in Rosemary feels connected, but not crowded. You have downtown's dining, culture, and waterfront close by, but your day-to-day environment is slightly more relaxed and less condensed.

WHO THIS IS BEST FOR

- Want to be near downtown, but not directly in it
- Value walkability with more breathing room
- Are open to an area that is still evolving
- Prefer newer or more varied housing options

Ideal for: Buyers looking for a "go further, get more" trade — and those who see value in an area still on the way up.

THE TRADEOFF

Less polish and prestige than the core, in exchange for flexibility, more accessible pricing, and a district with ongoing growth.

2027 INSIGHT · DENSITY IS THE TELL

Rosemary is where you'll see 250–280+ residences in a building the same height that downtown would use for ~86–150. That density is what enables lower entry prices and bigger amenity stacks — and also what makes buildings feel busier.



THE DISTRICTS

Inland / Central Sarasota

The inland areas of Sarasota represent a more functional way to live here. Instead of prioritizing water, walkability, or a specific district identity, the focus shifts to central positioning and day-to-day convenience.

You're not choosing a lifestyle anchored to one environment — you're choosing access to all of them. Downtown, Siesta Key, Lido Key, and the rest of Sarasota remain within reach, without living inside the density, pricing, or traffic patterns of those areas.

WHAT LIVING HERE FEELS LIKE

Living inland is about flexibility and ease. Running errands, getting to the beach, or heading downtown tends to feel more straightforward because you're not navigating the same congestion points or geographic limits. It's practical, grounded, and often more spacious.

WHO THIS IS BEST FOR

- Value space and usability over location alone
- Want central access to multiple parts of Sarasota
- Prefer a more residential, less dense environment
- Are comfortable trading walkability for convenience

Ideal for: Buyers who want to *use* all of Sarasota rather than be anchored to one part of it.

THE TRADEOFF

No immediate water access, less walkability, and less of a "destination" feel — for easier movement, more space for the price, and a simpler day-to-day.

2027 INSIGHT · LIFESTYLE CAN COME FROM THE PROPERTY

When location isn't doing the work, the community can. Club-style campuses inland build the activity, programming, and social life directly into the property.

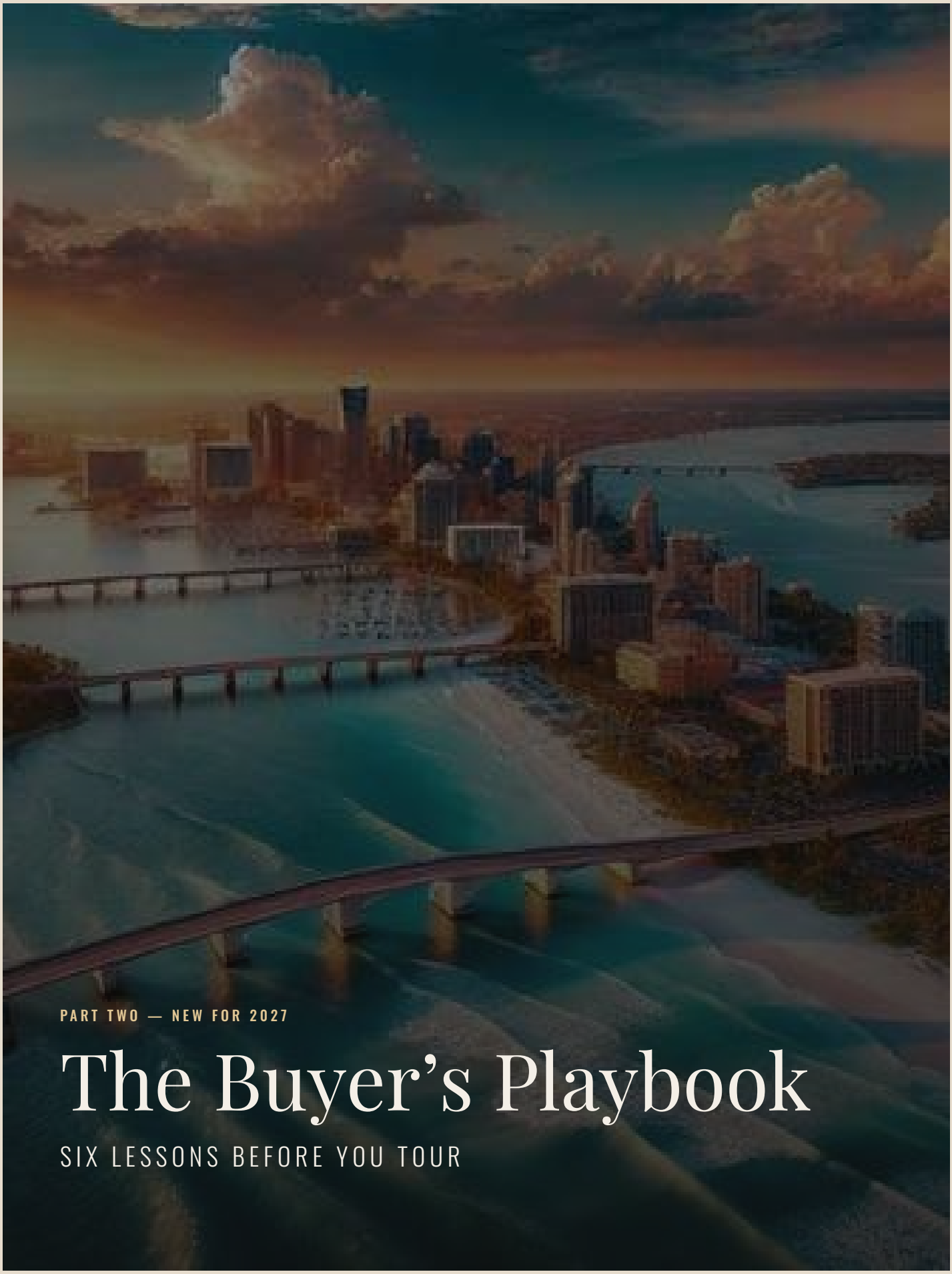
DECISION MAP

Start with your #1 priority

Most people get stuck comparing buildings before they've chosen an environment. Flip the order: name the one thing you won't compromise on, then look only at the buildings that deliver it.

IF YOUR PRIORITY IS…	LOOK AT	SHORTLIST
Walk everywhere, every day	Downtown Core	Waldorf Astoria · Mira Mar · The Edge
Waterfront + restaurants at your door	The Quay	Ritz-Carlton · One Park · 1000 Blvd of the Arts
Water views with privacy, near downtown	Golden Gate Point	Amara · The Owen · Peninsula · SIX88
The beach is the whole point	Barrier Islands	Rosewood Lido Key · St. Regis Longboat Key
Near downtown, more value / flexibility	Rosemary District	Saravela · The Gallery · Rosemary Residences · Orange One
Use all of Sarasota; community built in	Inland / Central	Sarasota Bath & Racquet
Part-year use with rental offset	Rosemary / Quay hybrids	Saravela · 1000 Blvd of the Arts
Move in within a year	Completed / near-complete	The Owen · Peninsula · The Edge
Big single-level living (3,000+ sq ft)	Downtown · Golden Gate Point	Mira Mar · The Edge · Amara · SIX88
Full-time, five-star hospitality	Branded buildings	Waldorf · Ritz-Carlton · St. Regis

Rule of thumb: you can remodel a condo, but you can't change the dirt it sits on. Either take an older building in an unbeatable location, or a newer one in a slightly compromised one — unless you find one of the few that solve both. Those few are where competition (and pricing) concentrates.



PART TWO — NEW FOR 2027

The Buyer’s Playbook

SIX LESSONS BEFORE YOU TOUR

Geography first. Then layout — not square footage.

LESSON 1 · GEOGRAPHY IS THE ONE THING YOU CAN'T CHANGE

Sarasota has several very different luxury condo markets — the bayfront, the Golden Gate Point peninsula, the keys, the downtown core, and Rosemary. A buyer from Chicago or Manhattan used to walking out the door for coffee may want something completely different from a buyer who wants to wake up to Sarasota Bay every morning. You're not just buying the residence; you're buying the lifestyle the location produces. Decide that first.

LESSON 2 · YOU'RE BUYING HOW THE SPACE LIVES

Two 3,000 sq ft, 3-bedroom units with identical finishes can feel completely different: one like a home, the other like a high-end hotel suite. At $2–5M, how the space is distributed matters more than the number. Peninsula on Golden Gate Point is a clean illustration — just three plans, each built for a different life:

PLAN	INTERIOR	OUTDOOR	LAYOUT	BEST FOR
Smallest	~2,400 sq ft · 3BR/3BA	~270 sq ft wraparound	All bedrooms on one side	Families with young kids who want guests close; part-year owners who don't want to overpay for space
Middle	~2,800 sq ft	~550 sq ft across 3 areas (most of any plan)	Split plan	Homesteaders who entertain and host visiting family
Largest	~3,000–3,400+ sq ft · 3BR/3.5BA	~360 sq ft, two balconies	Split plan + dedicated office	"Retired" buyers still managing investments, sitting on boards, or working remotely

THE TAKEAWAY

The largest isn't automatically the best. If outdoor space matters more than an office, the middle plan wins. If you need an office *and* a split plan, only the largest works. Shopping strictly by price per square foot is, at worst, misleading — you're buying the experience of living in that square footage.

Privacy is structural. Amenities are a bill.

LESSON 3 · YOU CAN'T RENOVATE YOUR WAY OUT OF THE WRONG UNIT

If you're coming from 4,000–5,000 sq ft with a driveway and a basement, a $3–4M condo will live fundamentally differently. It's easy to get swept up in the renderings. But you can't change how many neighbors' walls you share or where your front door sits. Check:

- **Shared walls.** Peninsula claims none; The Edge makes every unit a corner.
- **Elevators.** Private-floor or private-lobby elevators (Peninsula, The Edge's four stacks) eliminate hotel-style hallways.
- **Natural light.** Corner exposures and floor-to-ceiling glass matter more over years than almost anything in the brochure — especially where buildings sit close together.
- **Privacy without isolation.** The sweet spot is coming home to quiet while downtown, the Quay, and the keys are still a stone's throw away.

LESSON 4 · MORE AMENITIES ≠ MORE LUXURY

The question isn't which building has the nicer amenity list — it's how much *your* household will actually use. Boutique buildings that stay in their lane keep dues lower:

Peninsula (sales team guidance)	**~$1.00 / sq ft / mo**
The Edge (developer guidance)	**~$1.09 / sq ft / mo**

Now run the math on a building with a heavier service model:

Extra dues per month	**$1,500**
Per year	**$18,000**
Per decade (before any increases)	**$180,000**

That can be well worth it — if you use and appreciate what it buys. If not, it's a square peg in a round hole.

FULL-SERVICE VS. SIMPLE OPERATING MODEL

24-hour concierge, valet, in-residence dining, and big wellness programs (Waldorf, Ritz-Carlton, St. Regis) are wonderful — and they come with a different operating cost now and later. An 8am–8pm concierge and a 15,000 sq ft amenity floor (The Edge) is a different formula. Neither is right or wrong; decide which you'd actually pay for.

Can someone block your view? And what's the real price?

LESSON 5 · PRESSURE-TEST YOUR VIEW WITH ECONOMICS

No one can guarantee a view — you don't own the land around you. But you can estimate what it would *cost* someone to take it away. Using The Owen on Golden Gate Point as the example:

~$21M
to buy out the older building to the south at recent trades (~$1.46–1.5M per unit) — before any scarcity premium, demolition, design, or permitting.

~$9M
asking price for a nearby cleared half-acre parcel my development group evaluated.

$2,000+
per sq ft in sales a new project would likely need to pencil — territory usually reserved for beachfront and the most unique buildings.

Add a 10-story height limit and a 4–6+ year timeline, and the view you buy today is likely to be very similar a decade from now. Same exercise applies anywhere — and adjacency to protected space (like The Bay Park) is the strongest buffer of all.

LESSON 6 · ACTUAL PRICE VS. ACTUAL VALUE

A resale is one owner's personal financial situation. New construction is a development team with bank leverage, carrying costs, and investors expecting returns. Once a building is complete, liquidating the last few units can matter more to them than holding price. Peninsula, completed in December 2025, reportedly cut its remaining inventory ~12% across the board, with incentives on top.

HOW TO READ A DISCOUNT

A public discount isn't a red flag by default — sometimes the developer needs to go left so you can go right, and everyone wins. With so many releases now public, you can line up apples-to-apples units across the beaches, downtown, and the Quay, and see what will actually be available for delivery over the next 3–5 years. We couldn't go that deep a year ago.

Will it pay for itself? Probably not. Can it help? Yes.

Snowbird ownership is different from full-time living. You're here four to six months a year (maybe less), and the rest of the time the unit sits empty while you carry its full cost. So what matters most isn't how it looks — it's how easy it is to own, leave, and come back to.

WHAT A PART-YEAR OWNER NEEDS

- Low maintenance — nothing to manage from out of state
- Security and peace of mind while away
- Lock-and-leave simplicity
- A timeline that matches yours (pre-construction is 2–3+ years)

HIDDEN FRICTION

Even "turnkey" units take effort to set up and dial in. Rental projections assume stabilization, which takes time — day one rarely looks like the pro forma.

ILLUSTRATIVE 1-BEDROOM · STR-FRIENDLY BUILDING

Projected gross revenue (~70% occupancy)	**~$170,000**
Operating costs (management, cleaning, turnover, booking fees) ~45%	– ~$76,500
Net before ownership costs	**~$93,500**
HOA dues (amenity-heavy building)	– significant
Property taxes	– ~$10–15K+
Insurance, utilities, reserves	– varies

For illustration only — developer projections blended with our own data, not a forecast. Two-bedrooms projected ~$160–190K gross; three-bedrooms 200K+.

The right mindset: "I'll use it part of the year, and if I offset a meaningful share of my costs while I'm away, that's a win." If this were a predictable high-yield income stream, institutional capital would already be scaling into it.

FIT CHECK

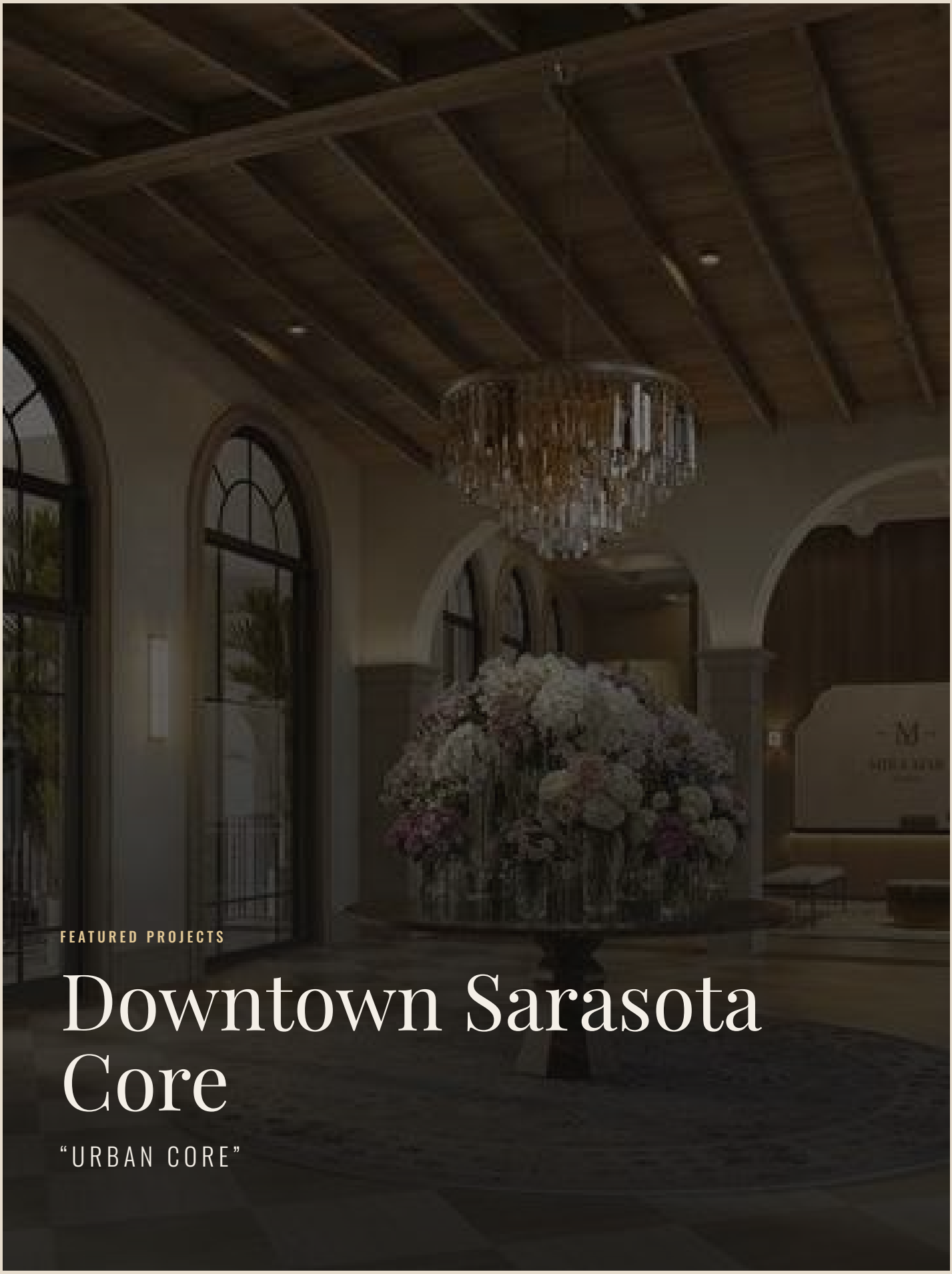
Good fit: you're planning 1–2 years ahead, want everything handled, enjoy a social hotel-style environment, and don't mind others using the unit. Poor fit: you dislike transient neighbors, prefer a quiet low-density building, need a core or beachfront address, or want purely passive, predictable income.



PART THREE

Featured Projects

THE BUILDINGS, DISTRICT BY DISTRICT



FEATURED PROJECTS

Downtown Sarasota Core

"URBAN CORE"







DOWNTOWN SARASOTA CORE

WALDORF ASTORIA

RESIDENCES SARASOTA

A location-first decision — with the most complete downtown package.

AT A GLANCE

- ~18 stories · ~86 residences
- Residential-only — no hotel component
- 1 to 4+ bedrooms; 2BRs start just over 2,000 sq ft
- 1BR entry ~$2.1M; most inventory ~$2.5M–$4M
- Projected delivery ~2029

Best for: Buyers who want the most complete, immediate version of downtown living — new construction *without* compromising location — and who value full-time hospitality service.

Look elsewhere if: You want water views as the priority, a simpler (lower-cost) operating model, or more privacy than a full-service downtown tower provides.

THE READ

Waldorf sits on the former Zenith Insurance site on Main Street — in what many consider the single most connected pocket of downtown, where the city, culture, and waterfront overlap. Palm, Pineapple, Orange, and State Street are all at your doorstep.

At ~86 residences in an 18-story tower, it's relatively low-density for the core (comparable buildings often carry 125–150). There's no hotel component — believed to be the first residential-only Waldorf Astoria — so you're not sharing the building with transient guests.

The amenity program is roughly 60,000 sq ft, including a ~25,000 sq ft elevated "garden level" with a 70-ft pool and lawn — almost a private park — plus wellness (fitness, motion studio, treatment rooms, hot/cold plunge, steam, sauna), a lounge, private dining, game room, golf simulator, and theater. Service is five-star hotel style: 24-hour concierge, valet, and in-residence dining.

ADAM'S 2027 NOTES

Outside of the one-bedrooms, realistically plan on ~$2.7M–$3M+ to get going. Expect a typical Florida pre-construction structure — roughly 40% in deposits across milestones, balance at closing. Not as expensive as many expected at announcement.







DOWNTOWN SARASOTA CORE

MIRA MAR

PALM AVENUE

A boutique, design-driven alternative to larger downtown towers.

AT A GLANCE

- Two 18-story towers · ~70 residences total
- 3–4 bedrooms minimum
- ~3,200 to 6,000+ sq ft
- ~$4M+ minimum, up to ~$7.5M
- Historic-site redevelopment on Palm Avenue

Best for: Buyers who are romantic about what Sarasota is, want to live downtown full-time, and value size on a single level — at $4M–$7M, 3,200+ sq ft keeps the value from resting entirely on location.

Look elsewhere if: You need a lower entry point, want a more energetic central-Main Street feel, or prefer a broader unit mix.

THE READ

Mira Mar is a comeback story. The site on Palm Avenue — one of the most character-rich streets in Florida — has been a hotel, apartments, and an auditorium over its long history. Rather than wiping the slate clean, the project leans into that heritage and brings it forward into modern luxury.

Because there are only ~70 residences across two towers, every unit is substantial: a minimum of three to four bedrooms and roughly 3,200 sq ft. Units are more similar to each other than not — no 700 sq ft studios mixed in — which helps consistency and resale positioning.

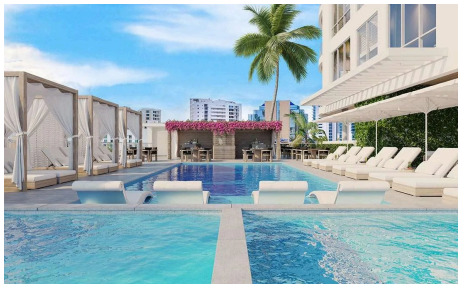
Amenities are intentional rather than excessive: the “1922” owners’ club floor, garden room, catering kitchen, terrace, guest suites, golf simulator, putting green, card parlor, kids’ room, dog spa, resort-style lap pool with cabanas, and a rooftop speakeasy-style lounge with bay views. Services include 24-hour concierge, valet, a dedicated building car and driver, an activities director, and an on-site handyman.

ADAM’S 2027 NOTES

Mira Mar and Waldorf are the two downtown-core heavyweights right now. Same great geography, similar amenity levels — the real difference is unit size and mix. Touring both side-by-side usually tips buyers one way quickly.







DOWNTOWN SARASOTA CORE

THE EDGE

NEW FOR 2027

NORTH DOWNTOWN · FRUITVILLE RD

Single-family-sized residences on the spine of the core — with a near-term delivery.

AT A GLANCE

- 27 residences across 10 stories
- 2- and 3-bedroom residences; most ~3,100–3,500+ sq ft
- Terraces typically 500–800 sq ft
- Every residence a corner; 12–14 ft ceilings
- Residences from ~$2.9M (developer site)
- Move-in ready early 2027 · 290 Cocoanut Ave

Best for: Urban-minded buyers who want big, private, corner residences in downtown — and want to move in within months, not years.

Look elsewhere if: Sweeping water views are your #1 priority (some upper floors get partial views at best), or you want 24/7 five-star service. Fruitville is a busy corridor.

THE READ

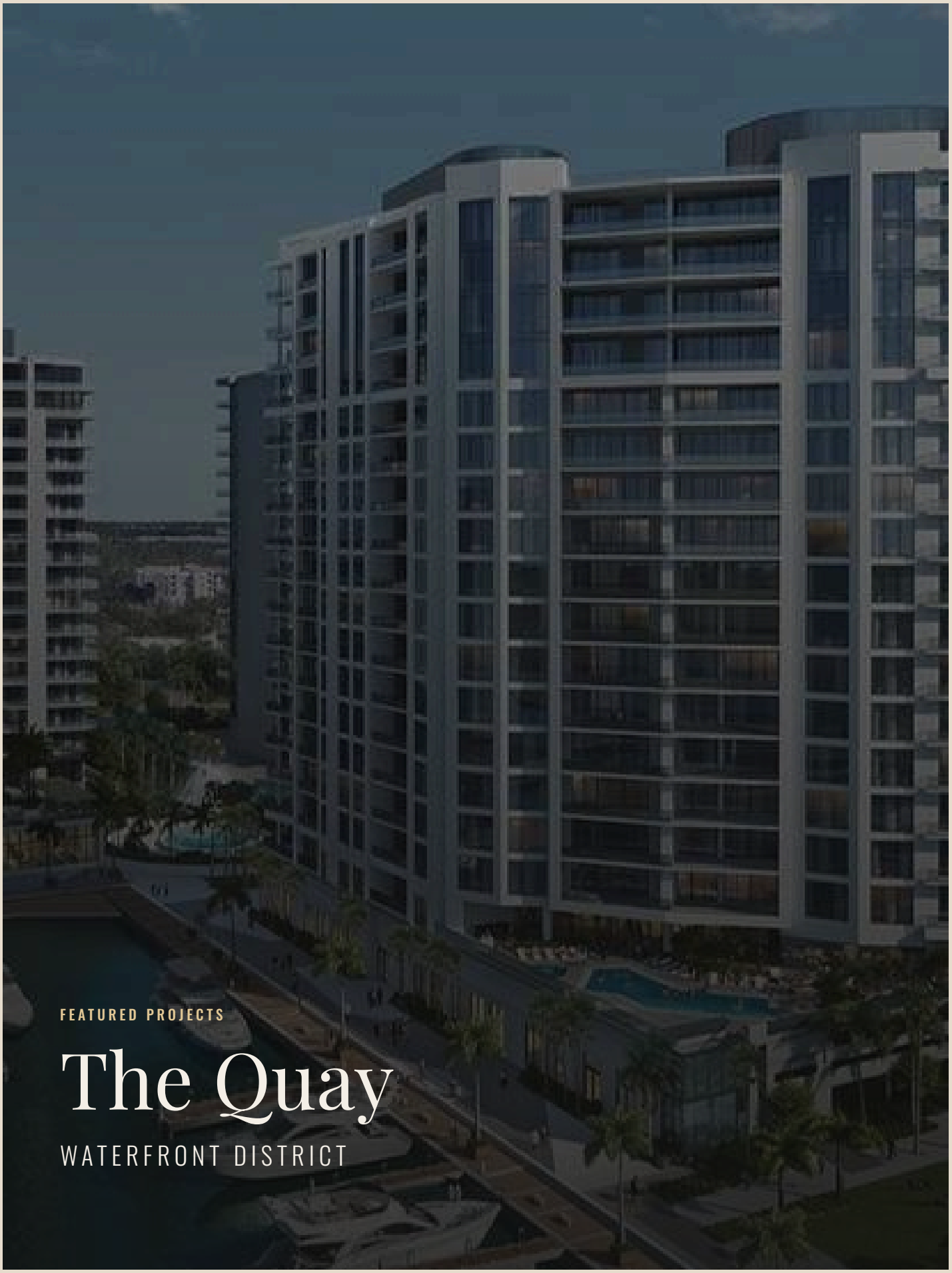
The Edge (290 Cocoanut Avenue) sits along Fruitville Road on the northern edge of the downtown core — positioned between the established core to the south, Rosemary to the north, and the Quay and The Bay Park a few blocks west. It's not the best location downtown (Waldorf and Mira Mar can claim that), but it balances the finished core with the parts of Sarasota still growing.

The building is designed for buyers leaving large single-family homes. With only ~27 residences, four separate elevator stacks open into private lobbies, every unit is a corner with three walls of glass on most, and ceilings run 12–14 ft.

Amenities total ~15,000 sq ft for fewer than 30 owners: pool, fitness, resident lounge, game room, outdoor entertaining, yoga, sauna, steam, and cold plunge. Concierge runs 8am–8pm rather than 24 hours, and the developer projects HOA dues around $1.09/sq ft. A ~7,500 sq ft ground-floor restaurant (reportedly Mediterranean) adds a mixed-use touch.

ADAM'S 2027 NOTES

Timing is the differentiator. While most competitors deliver late 2027–2029, The Edge is slated to be move-in ready in early 2027, and both penthouses A and C have already sold. Compared to Waldorf: 27 units vs. 86, a simpler operating model, still large residences and private elevators.



FEATURED PROJECTS

The Quay

WATERFRONT DISTRICT







THE QUAY

1000 BLVD OF THE ARTS

"BOTA"

A flexible, entry-point option within the Quay district.

AT A GLANCE

- Waterfront location within the Quay
- 100+ residences above a hotel component
- 1–3 bedroom layouts (some with dens)
- Lower entry price relative to surrounding luxury towers
- Hotel services and amenities

Best for: Buyers who want the Quay at a more flexible price point, with optionality in how they use the property.

Look elsewhere if: Living above a hotel isn't for you, or you want a quiet, purely residential building.

THE READ

1000 Boulevard of the Arts offers a different way into the Quay. The building pairs a hotel on the lower floors with private residences above — creating more flexibility in how the property is used, along with a broader range of price points.

You're fully immersed in the Quay lifestyle, with walkable access to restaurants, The Bay Park, Marina Jack, and the evolving waterfront scene. Its position adjacent to the ~53-acre Bay Park — not slated for high-rise development — is one of its quieter advantages.

The tradeoff: you give up some exclusivity and privacy in exchange for access, flexibility, and a more approachable entry into this location.

ADAM'S 2027 NOTES

Some BOTA units are underrated comparisons to the Owen on Golden Gate Point — similar square footage and bedroom counts, sometimes with a den. Same budget, two very different lifestyles: busy 14-acre district vs. quiet no-commercial peninsula. See the Head-to-Head page.







THE QUAY

ONE PARK

RESIDENCES

A clean, modern, residential take on Quay waterfront living.

AT A GLANCE

- Residential-only (no hotel component)
- Waterfront location within the Quay
- Modern, design-forward architecture
- Large-format residences
- Direct access to The Bay Park + waterfront

Best for: Buyers who want the Quay in a fully residential setting — modern design, stability, and a more private version of waterfront living.

Look elsewhere if: You want branded, full-time hospitality service or rental flexibility.

THE READ

One Park is the most straightforward version of living in the Quay. You're fully immersed in the waterfront district — The Bay Park, the marina, restaurants, and the bay — but the building itself remains entirely residential.

There's no hotel component, no hybrid structure, and no added layer of outside activity. That creates a more consistent day-to-day experience: modern design, spacious layouts, and a clean, intentional feel.

The tradeoff is that you're not getting the same level of service or optional use that comes with hotel-integrated buildings. In return, you gain privacy, consistency, and a more controlled living experience.







THE QUAY

RITZ-CARLTON

RESIDENCES SARASOTA BAY

A fully serviced, branded approach to waterfront living in the Quay.

AT A GLANCE

- Waterfront within the 14-acre Quay
- Ritz-Carlton branded residential experience
- Large luxury residences
- Extensive service + amenity offering
- ~$4M+ minimum conversation

Best for: Buyers who want a fully managed, high-touch, turnkey waterfront lifestyle.

Look elsewhere if: You're trying to stay under ~$4M, or you'd rather not pay (in HOA dues) for a deep service model you won't use.

THE READ

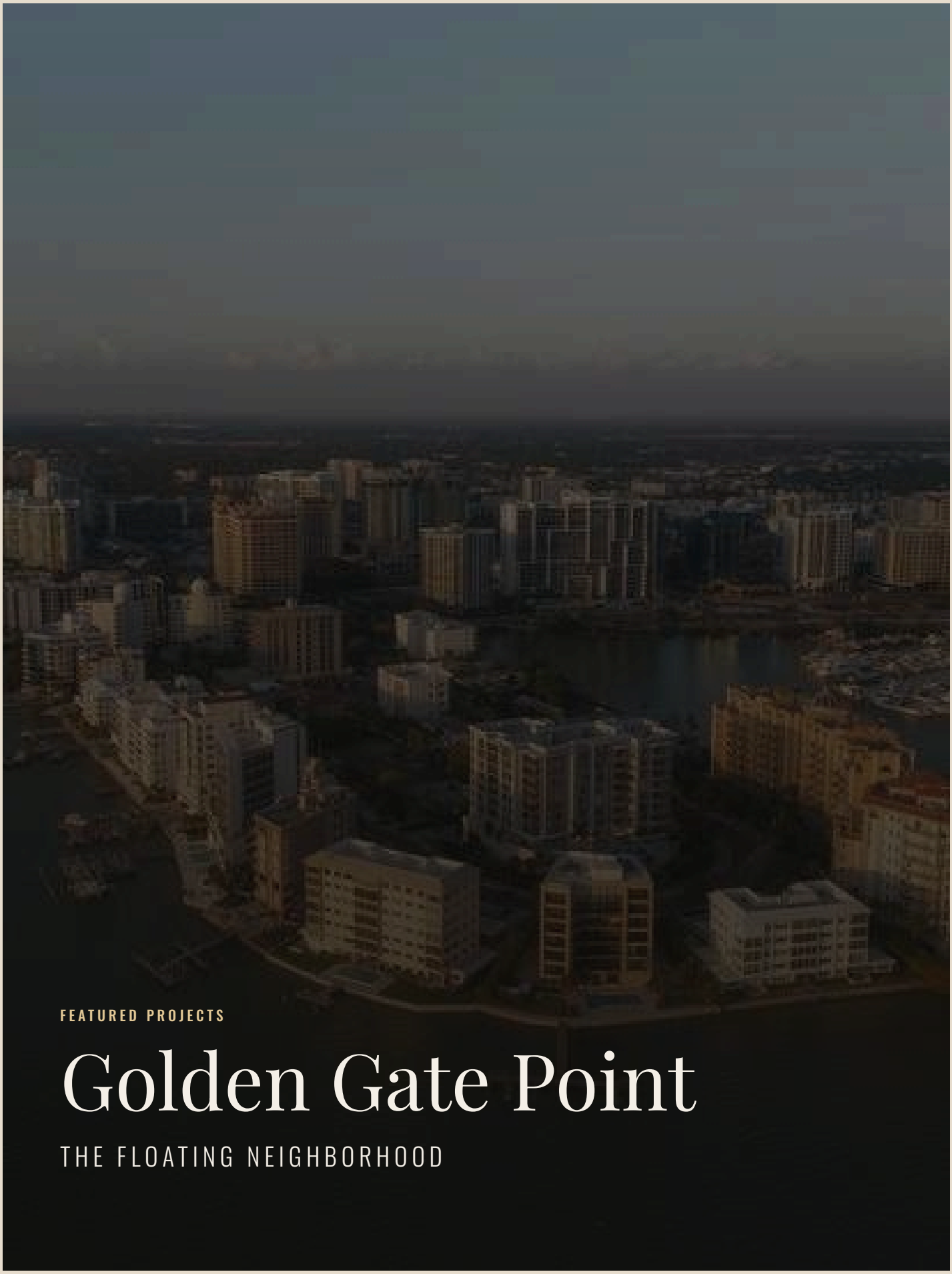
Ritz-Carlton Residences represents the most complete version of living in the Quay. You're immersed in the waterfront district, but the building adds a layer of service, structure, and brand-backed consistency.

The developer group (Kolter Urban) has a meaningful track record with Ritz-Carlton residences in Sarasota, and the result is a fully supported lifestyle — concierge, staff, and amenities designed to simplify and elevate daily living.

The tradeoff is a more structured, service-driven environment at a higher price point. In return, you gain consistency, support, and a level of finish that's hard to replicate without a global brand behind it.

ADAM'S 2027 NOTES

Lovely building, great units, amazing location — it has simply always been a $4M-minimum conversation.



FEATURED PROJECTS

Golden Gate Point

THE FLOATING NEIGHBORHOOD







GOLDEN GATE POINT

AMARA

ON GOLDEN GATE POINT

Waterfront living with a lifestyle layer — and a marina you'll actually use.

AT A GLANCE

- 54 residences in twin 8-story buildings
- ~660 ft of waterfront
- Private marina — ~21 resident slips
- 7 floor plans · ~2,500 to 3,700+ sq ft
- Starting around ~$4.5M

Best for: Buyers who value privacy and control, want a direct connection to the water, and want to be near downtown without being in it all the time.

Look elsewhere if: You want a high-energy environment like the Quay or downtown, a heavier amenity load, or a branded, service-driven setup.

THE READ

Amara's value starts with geography: Golden Gate Point's full bay exposure, unobstructed views back to the skyline, zero commercial zoning, and minutes to downtown, St. Armands, and the keys. On top of that, it limited density where many developers would have maximized it — fewer than 60 residences on ~660 ft of water.

The water is functional, not just visual. The private marina is built into the property itself — residence, ground level, marina — with no separation. Amenities are about placement rather than volume: a pool terrace that faces the bay and marina, an outward-oriented esplanade, sauna, steam, plunge pools, and social spaces that support the setting rather than compete with it.

Finishes include Wolf/Sub-Zero packages, Gessi fixtures, Neff cabinetry, and built-in outdoor gas grills. Private pool and spa come standard on residences 1 and 7, with spa-ready options on terrace-level residences 2, 3, and 6.

ADAM'S 2027 NOTES

One of my favorite-executed buildings of 2026 — elegant, timeless, and likely to age well. The model center downtown is worth a visit. Shares a sales team with The Owen, which makes the two easy to compare.







GOLDEN GATE POINT

THE OWEN

ON GOLDEN GATE POINT

A quieter, more residential approach to waterfront living — that you can walk today.

AT A GLANCE

- 29 total residences · complete
- Minimum 3BR / 3.5BA; some with dens
- ~2,200 to 3,000+ sq ft · gas cooking
- Seven view corridors; top floors reach ~114 ft
- Entire project essentially under $4M (late 2026)

Best for: Buyers transitioning from single-family homes who want to simplify without changing how they live — and who want to walk their actual unit before deciding.

Look elsewhere if: You want a big amenity program, walkable restaurants, or a branded service model.

THE READ

The Owen feels less like a condo building and more like a home: fewer residences, larger layouts, gas cooking, and full-scale living spaces. It sits deep on Golden Gate Point — one of the best versions of that "floating cul-de-sac" feel.

When it launched, the Owen was hard to judge — no one knew what would be built around it. Now it's complete. According to the sales team, there are seven separate view corridors, with roughly 88 ft between the Owen and surrounding buildings on the east, south, and west. Lower floors look *between* buildings to the water; floors 7–10 look *over* many of them.

In a market that feels flush with luxury product, if you want privacy, water views, new construction, and to stay under ~$3.5–4M, the list gets very short, very fast — and this building comes back into focus.

ADAM'S 2027 NOTES

My read: the Owen may still be priced partly on early-stage misconceptions that no longer apply. See "Can Someone Block Your View?" in the Playbook for the economics of the neighboring parcels.







GOLDEN GATE POINT

PENINSULA

NEW FOR 2027

ON GOLDEN GATE POINT

A 23-residence case study in layout, privacy, and light.

AT A GLANCE

- 23 residences, one or two per floor · 253 Golden Gate Pt
- No shared walls — every unit is a corner
- Private elevator access
- 3BR and 3BR + den · ~2,400 to 3,400+ sq ft
- Prices from ~$2.9M (developer site)
- Completed December 2025

Best for: Privacy-first buyers who want a completed, walkable-today unit with single-family-style separation from neighbors.

Look elsewhere if: You want a resort-scale amenity stack, hotel services, or a district you can walk to dinner in.

THE READ

Peninsula is a boutique project just outside downtown on Golden Gate Point. Its 23 residences are split between two buildings joined by a shared podium — and, per the sales team, not a single residence shares a wall with another. Elevators open into private floors, so there are no shared hallways.

There are only three floor plans, but each is intentionally different: a ~2,400 sq ft 3BR with bedrooms on one side; a ~2,800 sq ft split plan with ~550 sq ft of outdoor space across three areas (the most of any plan); and a ~3,000–3,400+ sq ft 3BR/3.5BA split plan with a dedicated office (marketed as 3BR + den).

The amenity program stays in its lane — resort-style pool and sun deck, fitness center, rooftop lounge over Sarasota Bay, concierge, private wine storage, and secured underground parking with EV charging — with architecture that shades the hottest parts of the day. Floor-to-ceiling glass and corner exposures give units a strong relationship to natural light.

ADAM'S 2027 NOTES

As of late 2026, roughly 7 of 23 residences remained, with a reported ~12% across-the-board price reduction plus incentives — prices now start around $2.9M. HOA dues are guided around $1/sq ft/month. Developer carrying costs are real — see "Price vs. Value" in the Playbook.







GOLDEN GATE POINT

SIX88

ON GOLDEN GATE POINT

A modern, design-forward take on private waterfront living.

AT A GLANCE

- Ultra-boutique (~10 residences)
- Full-floor or near full-floor layouts
- Contemporary, modern architecture
- Large residences (~3,000+ sq ft)

Best for: Buyers who prioritize design and individuality over scale or amenities.

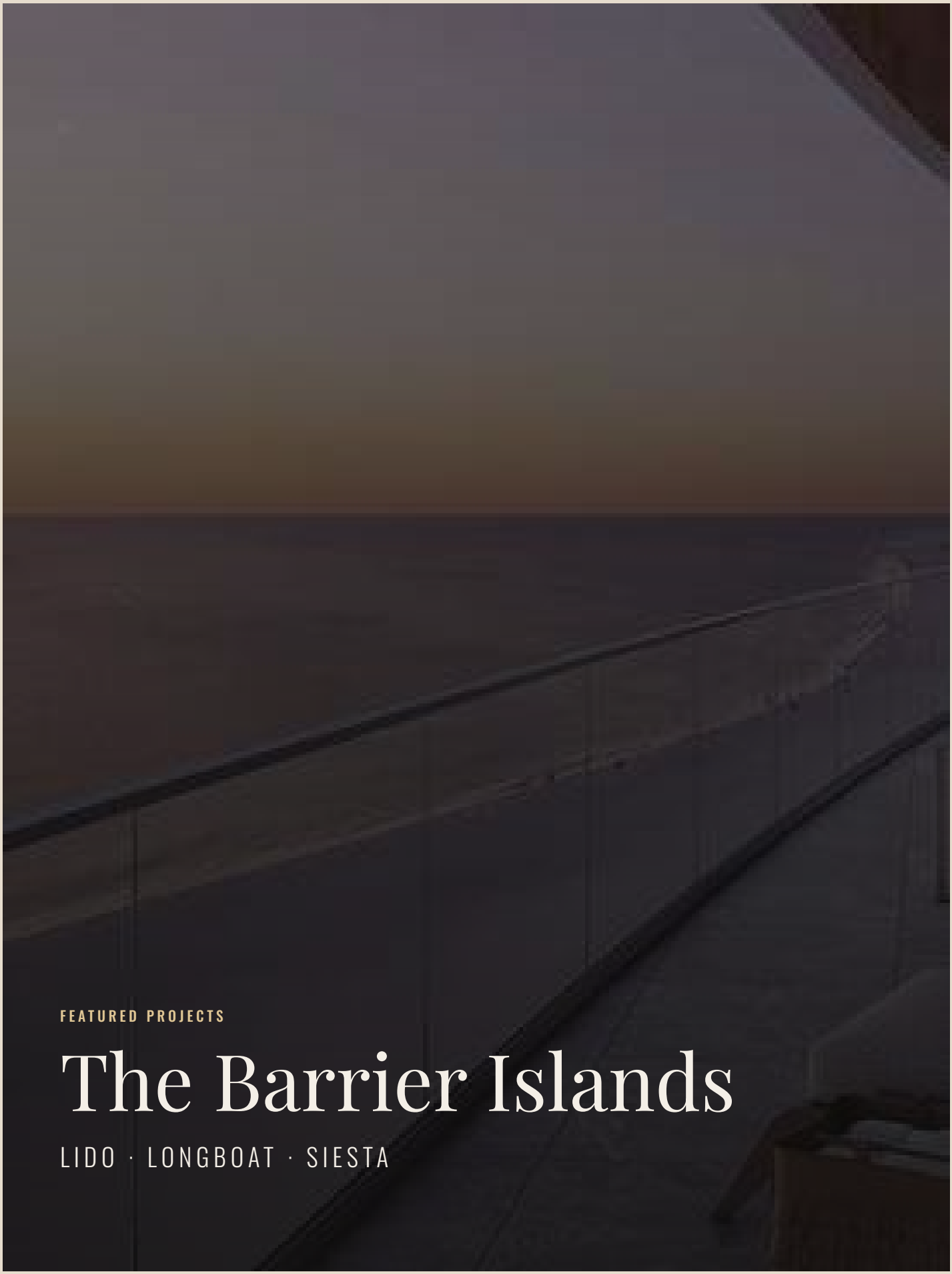
Look elsewhere if: You want a traditional coastal aesthetic, a deeper amenity program, or broader resale appeal.

THE READ

SIX88 is defined by design. While most Sarasota waterfront buildings lean traditional or coastal, this project takes a distinctly modern approach — clean lines, expansive glass, and full-floor residences that emphasize space, light, and privacy.

Its Golden Gate Point location provides the same advantages as its neighbors — water views, proximity to downtown, and quick access to Lido Key — but the experience inside feels completely different: more curated, more minimal, and designed around a very small number of residents.

The tradeoff is that this level of design and exclusivity appeals to a narrower audience. You're not getting a broad amenity package or a traditional layout structure. In return, you gain a highly distinctive, low-density residence.



FEATURED PROJECTS

The Barrier Islands

LIDO · LONGBOAT · SIESTA





THE BARRIER ISLANDS

ROSEWOOD

RESIDENCES LIDO KEY

One of the only new-construction, true beachfront offerings in Sarasota.

AT A GLANCE

- Direct beachfront on Lido Key
- ~65 total residences
- ~3,300 to 5,000+ sq ft
- Residential-only (first of its kind for Rosewood)
- Ultra-luxury tier — ~$6M+ entry (late 2026)

Best for: Buyers who want the beach to be the center of their lifestyle — privacy, space, and a true beachfront experience at the highest level.

Look elsewhere if: Downtown access matters daily, or you'd rather not budget at the top of the market.

THE READ

Rosewood is a very specific decision. This isn't about living near the water — it's about living directly on the beach, with unobstructed Gulf views and immediate access to the shoreline. That positioning is extremely limited, especially in new construction.

Lido Key adds balance: you're close to St. Armands Circle and near downtown Sarasota, yet your day-to-day feels quieter, more relaxed, and insulated from the mainland. Lido is arguably the one place where you can go new on the beach and still not be far from downtown.

The tradeoff is committing to the island lifestyle — from bridge traffic to a more seasonal, coastal rhythm.

ADAM'S 2027 NOTES

Shares a sales team with Waldorf Astoria — useful if you're weighing the "best of downtown" vs. "best of the beach" decision.





THE BARRIER ISLANDS

ST. REGIS

RESIDENCES LONGBOAT KEY

A fully serviced, resort-style approach to beachfront ownership.

AT A GLANCE

- Direct beachfront on Longboat Key
- Hotel-branded residential experience
- Large-format luxury residences
- Extensive resort-style amenity campus
- Full-service lifestyle (concierge, dining, wellness)

Best for: Buyers who want a turnkey, fully serviced beachfront lifestyle where everything is handled within the property.

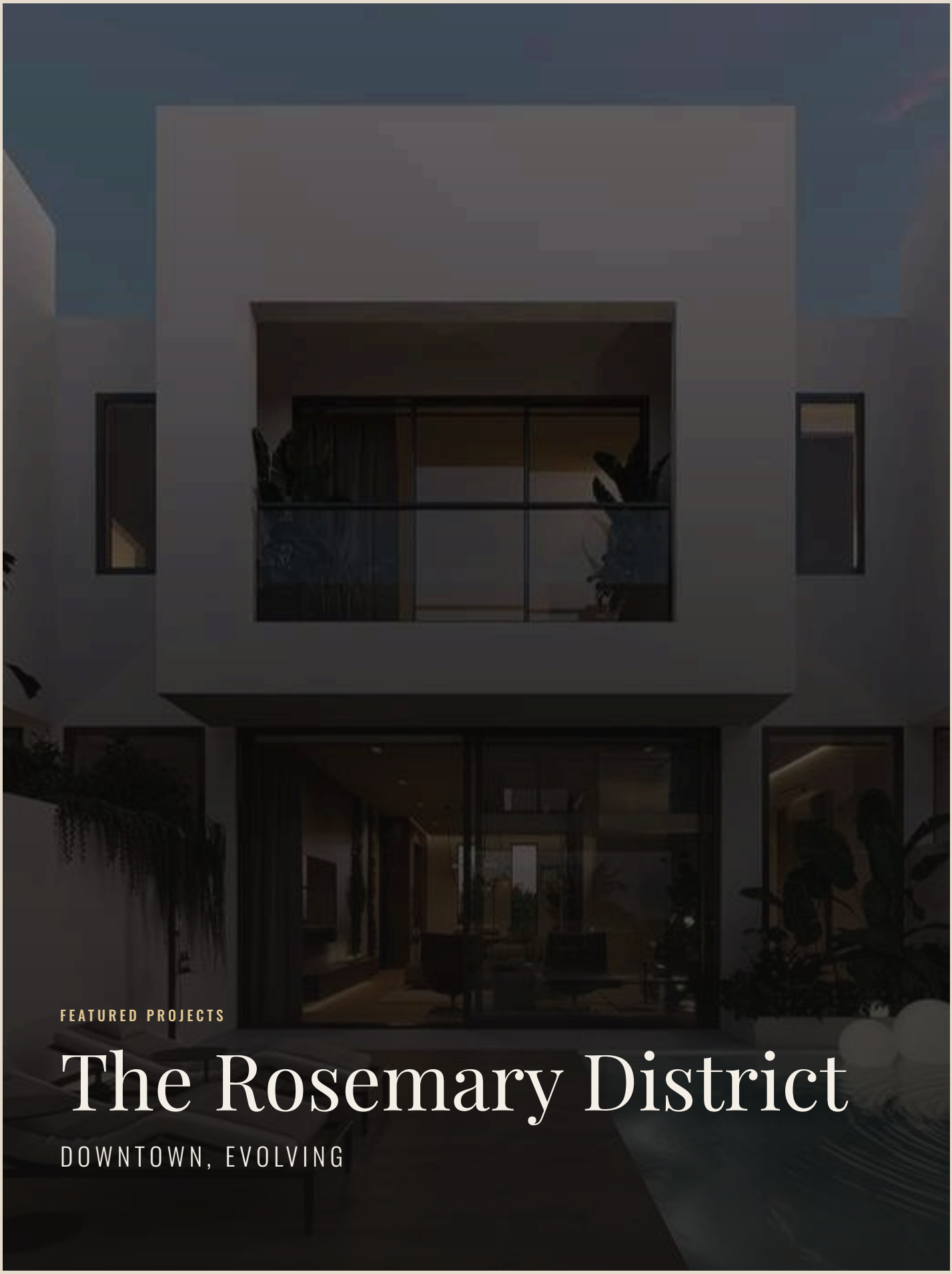
Look elsewhere if: You want quick, frequent trips downtown, or prefer a simpler, purely residential building.

THE READ

St. Regis delivers direct Gulf-front access, but the experience is centered around service, structure, and a fully built-out resort environment — multiple pools, dining venues, wellness facilities, and programmed experiences built into daily life.

Longboat Key reinforces that positioning. Compared to Lido or Siesta, it feels quieter, more residential, and more removed — and the development fills that gap by bringing the lifestyle directly onto the property.

The tradeoff is a more managed, service-driven environment. You gain convenience, amenities, and support, but give up some of the simplicity and privacy of purely residential beachfront buildings.



FEATURED PROJECTS

The Rosemary District

DOWNTOWN, EVOLVING







THE ROSEMARY DISTRICT

SARAVELA

ROSEMARY DISTRICT

A more adaptive downtown option — built for part-year living.

AT A GLANCE

- 19 stories · ~282 turnkey, furnished residences
- 1–3 bedrooms + townhomes · ~700 to 2,000+ sq ft
- Starting around ~$900K
- 47,000+ sq ft of amenities across six levels
- Short-term rental friendly (3-day minimum)

Best for: Snowbirds planning a year or two ahead who want lock-and-leave simplicity, a social amenity-driven environment, and the ability to offset costs while away.

Look elsewhere if: You dislike a transient environment, prefer a quiet low-density building, want the core Main Street pocket, or expect a passive, predictable investment.

THE READ

Saravela is designed for flexibility — full-time living, part-time use, or rental income when you're not there. Fully furnished residences, floor-to-ceiling windows, and glass-lined terraces make units move-in ready for you and for guests.

The amenity stack is on another level for Sarasota: valet, concierge, a gourmet market, co-working and conference space, and a dog run and wash on the lower levels; then a game lounge, duckpin bowling, golf simulator, kids' club, splash pad, movie lawn, grilling stations, and fire pits; and finally multiple rooftop pool decks with cabanas, a spa, yoga, hot tub, cold plunge, and sauna.

Its Rosemary location — about half a mile from the core — is what makes this possible: 280+ residences in a 19-story building and a far more accessible entry price than the $2–4M+ starting points elsewhere.

ADAM'S 2027 NOTES

Think of it as "use first, income second." A $900K unit in a market with a ~$1.7M median has more room to move than a $5M unit — but the rental model is variable revenue on a fixed cost base. See "Snowbird Math" in the Playbook.







THE ROSEMARY DISTRICT

THE GALLERY

ROSEMARY DISTRICT

A more private, design-driven alternative to flexible downtown living.

AT A GLANCE

- Boutique-scale residential building
- Larger, modern floor plans
- No short-term rental structure
- Design-forward architecture

Best for: Full-time residents and long-term owners who value design, privacy, and a traditional ownership model.

Look elsewhere if: You need rental flexibility or the lowest possible entry point.

THE READ

The Gallery takes a more conventional approach to downtown-adjacent living. Unlike projects that prioritize flexibility or short-term use, it's designed for full-time or long-term residency — reflected in the layout sizes, overall scale, and the absence of rental-driven features.

Its Rosemary location still gives you access to downtown's restaurants, waterfront, and cultural amenities, with a slightly quieter and less condensed day-to-day environment.

The tradeoff is giving up the flexibility and lower entry points found in some nearby buildings. In return, you gain a more stable, residential experience that feels less transient and more grounded.







THE ROSEMARY DISTRICT

ROSEMARY

RESIDENCES

A simpler, more accessible path into downtown-adjacent living.

AT A GLANCE

- Boutique-scale building
- Efficient 1–3 bedroom layouts
- New construction near downtown
- More approachable pricing vs. core luxury towers

Best for: Buyers who want proximity first without overcommitting on price or scale — full-time, part-time, or simpler access to downtown.

Look elsewhere if: You want a full amenity program or a signature building.

THE READ

Rosemary Residences is about simplicity and access. It doesn't try to compete with the scale, amenities, or pricing of larger luxury developments. Instead, it offers a clean, modern product close to everything downtown Sarasota has to offer.

You're still within walking distance of restaurants, the bayfront, and the city's core, but your day-to-day environment feels slightly more relaxed and less built-out.

The tradeoff: fewer amenities, services, and architectural presence than larger buildings. In return, you gain a more approachable, flexible entry into the area.







THE ROSEMARY DISTRICT

ORANGE ONE

ROSEMARY DISTRICT

A smaller, more private take on downtown-adjacent living.

AT A GLANCE

- Boutique building with limited residences
- Modern, design-forward architecture
- Larger, open-concept floor plans
- No short-term rental structure

Best for: Buyers who want something smaller and more private without giving up proximity to downtown.

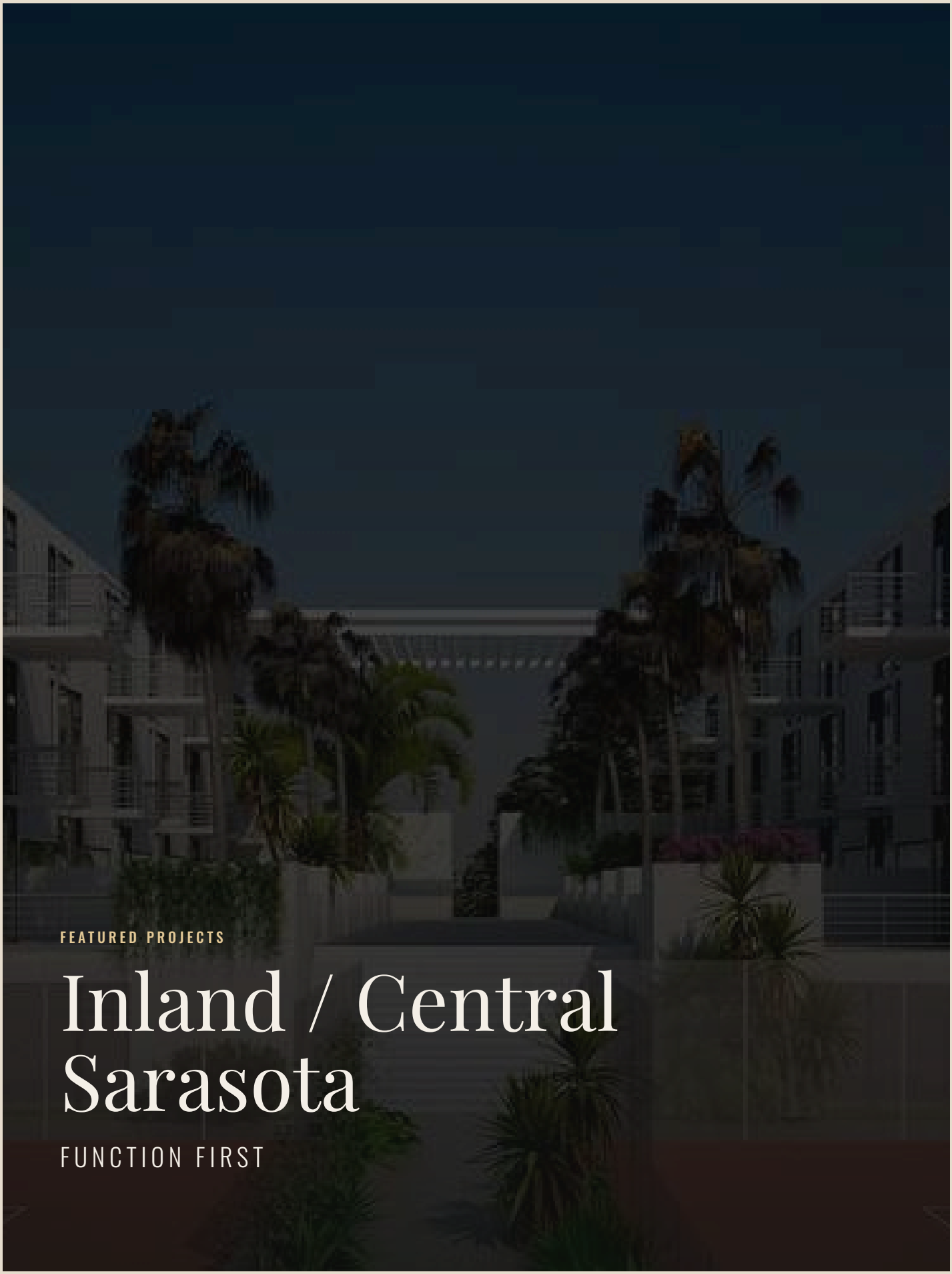
Look elsewhere if: Amenities and on-site activity are a big part of what you want.

THE READ

Orange One is about scale and simplicity. With fewer residences and a more contained footprint, it offers a quieter experience than many of the newer high-rise developments nearby, with open layouts focused on livability rather than density.

Its location keeps you close to downtown's restaurants, waterfront, and cultural core, but slightly removed from the busiest areas — a balance between access and privacy.

The tradeoff is less in the way of amenities and visibility than larger buildings. In return, you gain a more personal, residential environment that feels less crowded and more controlled.



FEATURED PROJECTS

Inland / Central Sarasota

FUNCTION FIRST







INLAND / CENTRAL SARASOTA

SARASOTA BATH & RACQUET

CLUB RESIDENCES

A private club that you live inside.

AT A GLANCE

- 13-acre private residential campus
- ~250 residences across multiple buildings
- Tennis- and pickleball-focused club
- Fitness, wellness, dining, and social programming

Best for: Buyers who want structure, activity, and community built into their environment — not something they have to seek out.

Look elsewhere if: Water, walkability, or a specific district identity is the priority.

THE READ

Bath & Racquet isn't just a place to live — it's designed to structure your daily life. Instead of relying on location or views, the community itself becomes the centerpiece: racquet sports, fitness, social spaces, and organized programming that create built-in interaction and routine.

This is a fundamentally different model from most Sarasota developments. You're not choosing proximity to downtown or the water — you're choosing an environment where activity, connection, and engagement are part of everyday life.

The tradeoff is stepping away from traditional location-driven value. In exchange, you gain an immersive, socially connected experience that doesn't require leaving the property to feel active.

The comparisons buyers actually make

DOWNTOWN CORE: WALDORF VS. MIRA MAR VS. THE EDGE

	WALDORF ASTORIA	MIRA MAR	THE EDGE
Location	Main St — arguably the best pocket in Florida	Palm Ave — character-rich, quieter	Fruitville Rd — north edge of the core
Scale	~86 residences	~70 across 2 towers	~27 residences
Units	1BR to 4+; 2BR from ~2,000 sq ft	3–4BR; ~3,200–6,000+ sq ft	Mostly 3BR; ~3,100–3,500+ sq ft
Entry	~$2.1M (1BR)	~$4M+	From ~$2.9M
Service	24/7 five-star hospitality	24/7 concierge, car & driver	8am–8pm concierge
Timing	~2029	Pre-construction	Early 2027

Waldorf for the complete hospitality experience; Mira Mar for size and heritage; The Edge for big private corners and a near-term move-in.

SAME BUDGET, TWO LIFESTYLES: THE OWEN VS. 1000 BLVD OF THE ARTS

	THE OWEN	1000 BLVD OF THE ARTS
Setting	Golden Gate Point — no commercial, 10-story limit	The 14-acre Quay — restaurants, shops, activity
Building	29 residences, residential-only	Residences above a hotel
View buffer	View corridors; costly neighbors to redevelop	Adjacent to the ~53-acre Bay Park
Status	Complete — walk your unit	Ask for latest

Similar square footage and bedrooms — the decision is quiet cul-de-sac vs. energized district. Seeing both usually settles it.

GOLDEN GATE POINT: AMARA VS. THE OWEN VS. PENINSULA

	AMARA	THE OWEN	PENINSULA
Scale	54 res · twin 8-story	29 res	23 res · 2 buildings
Signature	Private marina, ~660 ft of water	Size + value under ~$4M	No shared walls, private floors
Entry	~$4.5M	Under ~$4M	From ~$2.9M (cut ~12%)

All three share the same peninsula advantages — the choice is marina lifestyle, value, or maximum privacy.





LOCAL FAVORITES

Favorite places to eat

01 **ADALINE**
1920 Hillview St, Sarasota, FL 34239

02 **BESO**
30 S Lemon Ave, Sarasota, FL 34236

03 **CRAB & FIN**
420 St Armands Cir, Sarasota, FL 34236

04 **MICHAEL'S ON EAST**
1212 S East Ave, Sarasota, FL 34239

05 **OWEN'S FISH CAMP**
516 Burns Ct, Sarasota, FL 34236

06 **JACK DUSTY**
1111 Ritz-Carlton Dr, Sarasota, FL 34236

07 **BOCA**
19 S Lemon Ave, Sarasota, FL 34236

08 **WALT'Z FISH MARKET**
4144 S Tamiami Trl, Sarasota, FL 34231

09 **1592 WOOD FIRED KITCHEN**
1592 Main St, Sarasota, FL 34236

10 **ELEMENT**
1413 Main St, Sarasota, FL 34236



TRY BEFORE YOU BUY

Favorite places to stay

THE RITZ-CARLTON, SARASOTA

1111 Ritz-Carlton Dr, Sarasota, FL 34236

Bayfront base next to the Quay — see the waterfront district up close.

ART OVATION HOTEL

1255 N Palm Ave, Sarasota, FL 34236

My pick for a “try before you buy” downtown stay — live the walkable lifestyle for a few nights.

ZOTA BEACH RESORT

4711 Gulf of Mexico Dr, Longboat Key, FL 34228

Test-drive the quieter Longboat Key rhythm.

LIDO BEACH RESORT

700 Benjamin Franklin Dr, Sarasota, FL 34236

Beachfront on Lido, minutes to St. Armands and downtown.

DAY TRIPS & WEEKENDS

Favorite places to visit

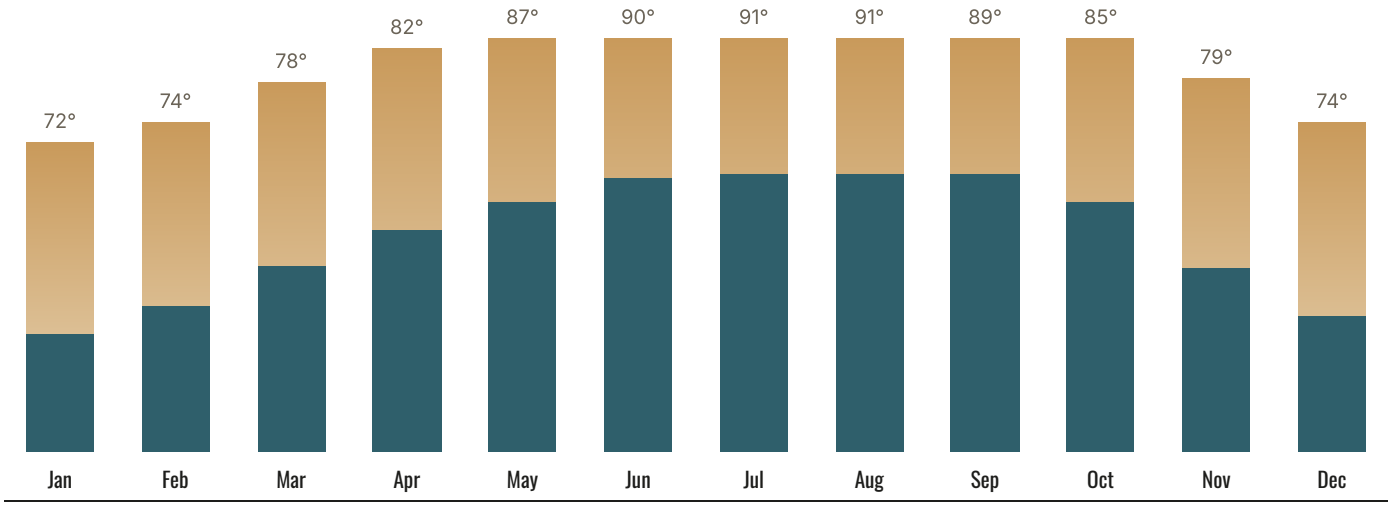
Approximate driving distance from downtown Sarasota.

Hyde Park Village (Tampa)	**~67 mi**
Amalie Arena (Tampa)	**~73 mi**
Key West Ferry (Fort Myers Beach)	**~99 mi**
St. Augustine	**~237 mi**
Key Biscayne	**~237 mi**
Amelia Island	**~282 mi**
Seaside	**~470 mi**

CLIMATE

Annual weather calendar

Typical Sarasota averages — useful for planning a seasonal schedule, a tour trip, or how many months you'll actually use a part-year residence.



Avg.	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
High °F	72	74	78	82	87	90	91	91	89	85	79	74
Low °F	52	55	59	63	68	73	74	74	73	67	59	54
Rain (in)	2.8	2.6	3.2	2.3	2.8	7.6	8.0	8.9	7.3	3.0	1.9	2.4
Gulf water °F	65	66	71	76	82	86	88	88	86	81	74	68

PEAK SEASON · JAN–APR

Dry, mild, and busiest. Best touring weather — and heaviest bridge and restaurant traffic.

SUMMER · JUN–SEP

Hot, with short afternoon storms. Shaded outdoor space earns its keep.

SWEET SPOT · OCT–NOV

Warm water, lower humidity, lighter crowds. Hurricane season runs Jun 1–Nov 30.

Approximate long-term averages; individual years vary.

NEXT STEPS

What to do from here

Our approach is simple: information overload up front, then validation and confirmation once you're in town. Almost all of our clients relocate from out of state or out of the country, and we've been deep in the weeds on Sarasota pre-construction. Pricing, incentives, and availability move weekly — reach out for a current read on anything in this guide.







01

CALL US

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02

EMAIL US

Info@TheSunshineStateCo.com

03

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www.TheSunshineStateCo.com

MORE WAYS TO STAY IN THE LOOP

Florida Relo Inner Circle
Our private group for real-time new releases, incentives, and development news. DM questions anytime — I usually reply with a voice memo. All free guides live there too, no forms.

Monthly newsletter
A different "pick your poison" summary of the market, a few times a month.

Free guides & written versions
Sarasota, Lakewood Ranch, new construction, and how-to-shop guides under Helpful Guides on our website — plus written and audio versions of our videos.

YouTube
The Florida Relocation Guide — building tours, pre-construction breakdowns, and everything else Sarasota.



ABOUT

The Sunshine State Company

Relocating to Florida — especially into a condominium — can feel overwhelming. Between new construction, resale, different locations, and constantly changing pricing, it's not always clear where to start or what actually fits your lifestyle.

The Sunshine State Company is a boutique Sarasota real estate brokerage built around helping buyers — most relocating from out of state or out of the country — understand the Southwest Florida market, with a strong focus on pre-construction, new developments, and how these buildings actually live day to day. Our approach is for buyers who want a more analytical, honest perspective before making a move.

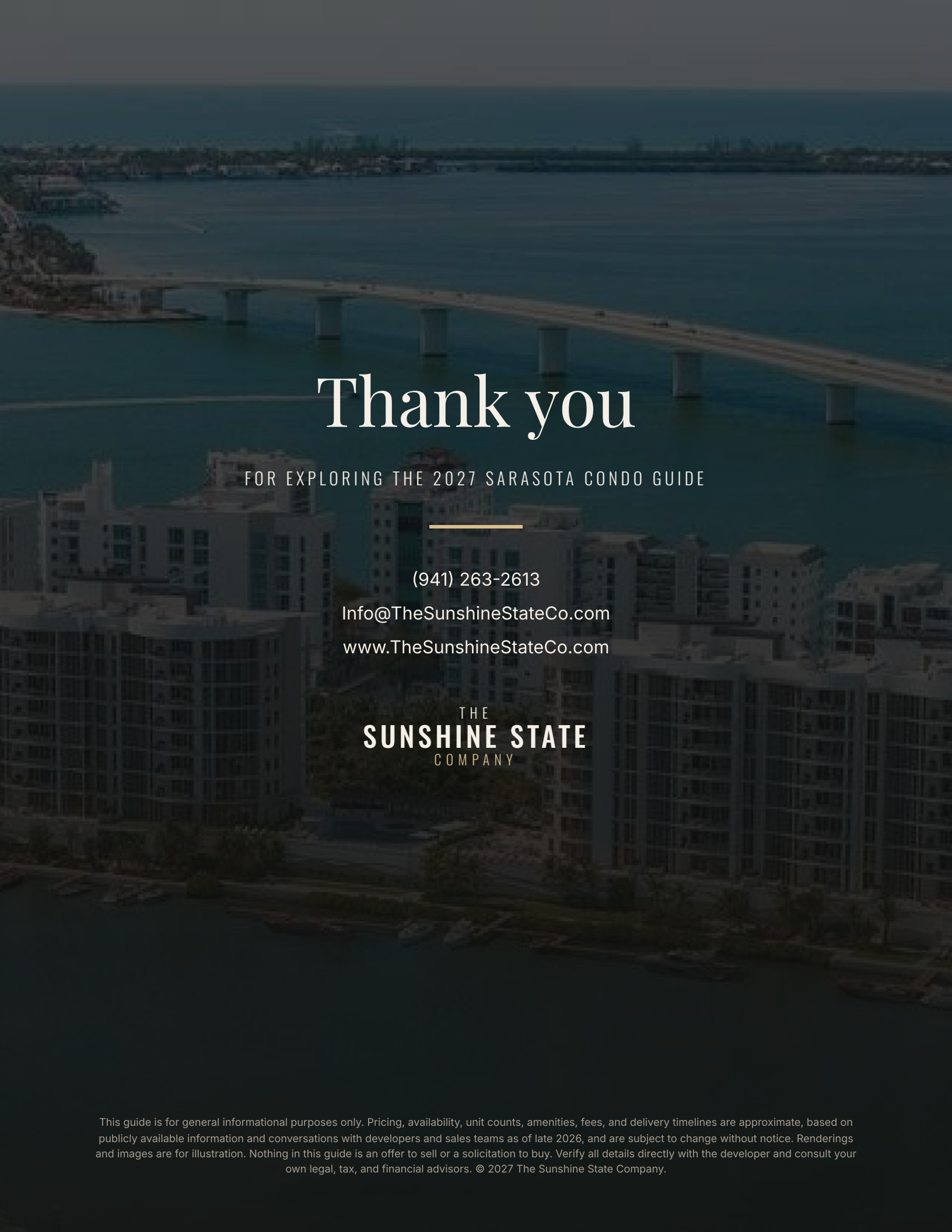
We go beyond floor plans and marketing to help you understand how different districts feel, how new developments compare, and what living in each type of condo is really like.

ABOUT ADAM

I grew up on Siesta Key, and my background is in finance — I'm deeper into development and the B2B side of real estate than the traditional agent world. That's why we pay close attention to the economics of a purchase, not just the lifestyle.

I also have strong relationships with the developers and sales teams behind these projects. A developer can't talk about their own building without bias; a third party who can put it in context — without needing anything from you immediately — is a big deal at these price points. Using both sources together is how you make a confident decision.

From first questions to closing, our team can guide the entire process end to end — virtually and in person.



Thank you

FOR EXPLORING THE 2027 SARASOTA CONDO GUIDE

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THE
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This guide is for general informational purposes only. Pricing, availability, unit counts, amenities, fees, and delivery timelines are approximate, based on publicly available information and conversations with developers and sales teams as of late 2026, and are subject to change without notice. Renderings and images are for illustration. Nothing in this guide is an offer to sell or a solicitation to buy. Verify all details directly with the developer and consult your own legal, tax, and financial advisors. © 2027 The Sunshine State Company.