



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSED') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'4/21/2008')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN ('))) AND BUILDINGNAME IN (' ALA WAI PLAZA ')

Property Type: Condo/Townhouse Properties Status: Active																
Subject Property #	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2816241	1-2-7-013-002-0292	500 University Ave 1814	1814	KAPIOLANI	Ala Wai Plaza	1,427	105	3	2	1	1970	FS	\$634,900	\$444.92	61
2	2810756	1-2-7-013-002-0349	500 University Ave PH10	PH10	KAPIOLANI	Ala Wai Plaza	1,736	364	3	2	1	1970	FS	\$888,000	\$511.52	119
Average							1,582	235	3	2	1			\$761,450		90
Number of Properties: 2																
(ListPrice / IntSqFt) : (Average 761450 / Average 1582) = \$ 481.32																

Property Type: Condo/Townhouse Properties Status: Sold																			
Subject Property #	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	Sale Price	% LP	\$ SqFt	Sold Date	DOM
1	2720148	1-2-7-013-002-0018	500 University Ave 136	136	KAPIOLANI	Ala Wai Plaza	1,120	0	2	2	1	1970	FS	\$438,000	\$385,000	88	\$343.75	4/30/2008	85
2	2810233	1-2-7-013-002-0010	500 University Ave 126	126	KAPIOLANI	Ala Wai Plaza	1,120	105	2	2	1	1970	FS	\$438,000	\$438,000	100	\$391.07	8/06/2008	27
3	2803656	1-2-7-013-002-0016	500 University Ave 134	134	KAPIOLANI	Ala Wai Plaza	1,120	105	2	2	1	1970	FS	\$459,000	\$450,000	98	\$401.79	5/06/2008	7
4	2718809	1-2-7-013-002-0269	500 University Ave 1628	1628	KAPIOLANI	Ala Wai Plaza	1,120	0	2	2	1	1970	FS	\$475,000	\$460,000	97	\$410.71	5/02/2008	131
5	2805966	1-2-7-013-002-0074	500 University Ave 518	518	KAPIOLANI	Ala Wai Plaza	1,120	105	2	2	1	1970	FS	\$498,000	\$485,000	97	\$433.04	7/29/2008	86
6	2803377	1-2-7-013-002-0070	500 University Ave 514	514	KAPIOLANI	Ala Wai Plaza	1,427	105	3	2	1	1970	FS	\$599,000	\$550,000	92	\$385.42	8/08/2008	125
7	2804426	1-2-7-013-002-0304	500 University Ave 2010	2010	KAPIOLANI	Ala Wai Plaza	1,427	0	3	2	1	1970	FS	\$634,900	\$595,000	94	\$416.96	6/13/2008	55
Average							1,208	105	2	2	1			\$505,985	\$480,428	95		74	
Number of Properties: 7																			
(SoldPrice / LivSqFt) : (Average 480428 / Average 1208) = \$ 397.71																			

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Information is believed to be accurate but is not guaranteed.