



### Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSED') AND (STATUSCHANGEDATE=>CONVERT(DATETIME '4/30/2008')) OR (LISTSTATUS IN ('ACT','CONT')) AND ( ( DIVISION IN ( ' ) ) AND ( NEIGHBORHOOD LIKE 'WAIALAE NUI%' )

Property Type: Single Family Properties														Status: Active
Subject Property #	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2803258	1-3-5-039-075-0000	1487 Halekoa Dr	WAIALAE NU	5,795	1,118	3	1	1	1963	FS	\$625,000	\$559.03	254
2	2814820	1-3-5-039-018-0000	4474 Wahinekoa Pl	WAIALAE NU	5,843	1,460	4	2	0	1956	FS	\$775,000	\$530.82	51
3	2811420	1-3-5-039-045-0000	1492 Halekoa Dr	WAIALAE NU	5,658	2,271	5	3	0	1959	FS	\$799,000	\$351.83	115
4	2809340	1-3-5-019-015-0000	4540 Kalaniana'ole Hwy	WAIALAE NU	10,393	1,960	4	2	1	1969	FS	\$894,000	\$456.12	151
5	2816339	1-3-5-048-079-0000	1808 Halekoa Dr	WAIALAE NU	8,132	1,888	4	3	0	1962	FS	\$895,000	\$474.05	22
6	2814676	1-3-5-056-005-0000	1889 Halekoa Dr	WAIALAE NU	8,241	1,984	4	3	0	1963	FS	\$1,099,000	\$553.93	55
7	2808153	1-3-5-055-058-0000	1542 Ahuawa Lp	WAIALAE NU	9,320	1,344	3	2	0	1964	FS	\$1,180,000	\$877.98	170
8	2811286	1-3-5-069-070-0000	2491 Halekoa Dr	WAIALAE NU	9,380	2,362	2	2	1	1971	FS	\$1,398,000	\$591.87	116
9	2810994	1-3-5-039-041-0000	1512 Halekoa Dr	WAIALAE NU	5,750	2,868	4	4	0	1959	FS	\$1,499,000	\$522.66	121
10	2812633	1-3-5-064-050-0001	2500 Aha Aina Pl A	WAIALAE NU	102,557	9,450	7	8	1	1989	FS	\$18,000,000	\$1,904.76	93
<b>Average</b>					<b>17,107</b>	<b>2,671</b>	<b>4</b>	<b>3</b>	<b>1</b>			<b>\$2,716,400</b>		<b>115</b>
Number of Properties: 10														
( ListPrice / LivSqFt ) : ( Average 2716400 / Average 2671 ) = \$ 1017.00														

Property Type: Single Family Properties														Status: Active Continue to Show
Subject Property #	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2815726	1-3-5-019-007-0000	4541 Aliikoa St	WAIALAE NU	5,800	1,624	4	2	0	1956	FS	\$695,000	\$427.96	8
2	2815467	1-3-5-037-024-0000	1425 Ainakoa Ave	WAIALAE NU	5,450	936	3	1	0	1956	FS	\$698,888	\$746.68	8
<b>Average</b>					<b>5,625</b>	<b>1,280</b>	<b>4</b>	<b>2</b>	<b>0</b>			<b>\$696,944</b>		<b>8</b>
Number of Properties: 2														
( ListPrice / LivSqFt ) : ( Average 696944 / Average 1280 ) = \$ 544.49														

Property Type: Single Family Properties														Status: Pending
Subject Property #	MLS#	Tax Map Key	Address	Nbrhd	Lnd SqFt	Liv SqFt	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2814744	1-3-5-060-041-0000	5347 Malu Pl	WAIALAE NU	7,590	1,943	4	3	0	1966	FS	\$978,000	\$503.35	8
<b>Average</b>					<b>7,590</b>	<b>1,943</b>	<b>4</b>	<b>3</b>	<b>0</b>			<b>\$978,000</b>		<b>8</b>
Number of Properties: 1														
( ListPrice / LivSqFt ) : ( Average 978000 / Average 1943 ) = \$ 503.35														

