



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'2/5/2009')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'ILIKAI AP%'))

Subject Property		Property Type: Condo/Townhouse Properties										Status: Active				
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2908023	1-2-6-010-007-0558	1777 Ala Moana Blvd 401	401	WAIKIKI	Ilikai Apt Bldg	500	0	1	1	0	1965	FS	\$230,000	\$460.00	59
2	2905685	1-2-6-010-007-0063	1777 Ala Moana Blvd 624	624	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$259,000	\$518.00	104
3	2903783	1-2-6-010-007-0048	1777 Ala Moana Blvd 542	542	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$277,000	\$554.00	143
4	2908729	1-2-6-010-007-0657	1777 Ala Moana Blvd 1417	1417	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$285,000	\$570.00	42
5	2907896	1-2-6-010-007-0523	1777 Ala Moana Blvd 1221	1221	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$288,000	\$576.00	58
6	2908728	1-2-6-010-007-0662	1777 Ala Moana Blvd 1503	1503	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$295,000	\$590.00	42
7	2907374	1-2-6-010-007-0524	1777 Ala Moana Blvd 1223	1223	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$299,000	\$598.00	78
8	2906290	1-2-6-010-007-0786	1777 Ala Moana Blvd 1812	1812	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1964	FS	\$310,000	\$620.00	92
9	2908725	1-2-6-010-007-0673	1777 Ala Moana Blvd 1605	1605	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$315,000	\$630.00	42
10	2815655	1-2-6-010-007-0684	1777 Ala Moana Blvd 1719	1719	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$323,000	\$646.00	313
11	2908323	1-2-6-010-007-0262	1777 Ala Moana Blvd 1237	1237	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$344,900	\$689.80	51
12	2909578	1-2-6-010-007-0346	1777 Ala Moana Blvd 1529	1529	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$349,000	\$698.00	22
13	2907466	1-2-6-010-007-0411	1777 Ala Moana Blvd 1828	1828	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$349,000	\$698.00	65
14	2903410	1-2-6-010-007-0104	1777 Ala Moana Blvd 741	741	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$375,000	\$750.00	149
15	2910067	1-2-6-010-007-0362	1777 Ala Moana Blvd 1608	1608	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$378,000	\$756.00	14
16	2906373	1-2-6-010-007-0687	1777 Ala Moana Blvd 1801	1801	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$380,000	\$760.00	91
17	2906463	1-2-6-010-007-0028	1777 Ala Moana Blvd 440	440	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$390,000	\$780.00	88
18	2818191	1-2-6-010-007-0534	1777 Ala Moana Blvd 1629	1629	WAIKIKI	Ilikai Apt Bldg	500	0	1	1	0	1965	FS	\$430,000	\$860.00	262
19	2818019	1-2-6-010-007-0119	1777 Ala Moana Blvd 827	827	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$435,000	\$870.00	266
20	2901443	1-2-6-010-007-0429	1777 Ala Moana Blvd 1906	1906	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$449,000	\$898.00	191
21	2813433	1-2-6-010-007-0706	1777 Ala Moana Blvd 1923	1923	WAIKIKI	Ilikai Apt Bldg	500	0	1	1	0	1965	FS	\$450,000	\$900.00	358
22	2815699	1-2-6-010-007-0444	1777 Ala Moana Blvd 1934	1934	WAIKIKI	Ilikai Apt Bldg	1,000	240	2	2	0	1965	FS	\$599,000	\$599.00	311
23	2817195	1-2-6-010-007-0457	1777 Ala Moana Blvd 2009	2009	WAIKIKI	Ilikai Apt Bldg	1,000	240	2	2	0	1964	FS	\$649,000	\$649.00	286
24	2816803	1-2-6-010-007-0371	1777 Ala Moana Blvd 1625	1625	WAIKIKI	Ilikai Apt Bldg	1,000	240	2	2	0	1965	FS	\$685,000	\$685.00	293

25	2905485	1-2-6-010-007-0372	1777 Ala Moana Blvd 1626	1626	WAIKIKI	Ilikai Apt Bldg	1,000	0	2	2	0	1965	FS	\$849,000	\$849.00	108
26	2907314	1-2-6-010-007-0547	1777 Ala Moana Blvd 2603	2603	WAIKIKI	Ilikai Apt Bldg	2,378	120	2	2	0	1965	FS	\$1,980,000	\$832.63	69
Average							649	136	1	1	0			\$460,496		138
Number of Properties: 26							(ListPrice / IntSqFt) : (Average 460496 / Average 649) = \$ 709.55									

Property Type: Condo/Townhouse Properties Status: Active Continue to Show

Subject Property

#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2905492	1-2-6-010-007-0162	1777 Ala Moana Blvd 937	937	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$299,000	\$598.00	6
Average							500	120	1	1	0			\$299,000		6
Number of Properties: 1							(ListPrice / IntSqFt) : (Average 299000 / Average 500) = \$ 598.00									

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	2814465	1-2-6-010-007-0829	1777 Ala Moana Blvd 2121	2121	WAIKIKI	Ilikai Apt Bldg	500	120	0	1	0	1965	FS	\$195,000	\$195,000	100	\$390.00	3/20/2009	155
2	2904208	1-2-6-010-007-0830	1777 Ala Moana Blvd 2123	2123	WAIKIKI	Ilikai Apt Bldg	500	0	0	1	0	1965	FS	\$204,900	\$190,000	93	\$380.00	5/22/2009	31
3	2904292	1-2-6-010-007-0679	1777 Ala Moana Blvd 1707	1707	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1964	FS	\$229,000	\$170,000	74	\$340.00	6/19/2009	42
4	2901303	1-2-6-010-007-0652	1777 Ala Moana Blvd 1405	1405	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$229,000	\$190,000	83	\$380.00	3/31/2009	31
5	2901572	1-2-6-010-007-0232	1777 Ala Moana Blvd 1140	1140	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$250,000	\$255,000	102	\$510.00	7/10/2009	32
6	2903853	1-2-6-010-007-0411	1777 Ala Moana Blvd 1828	1828	WAIKIKI	Ilikai Apt Bldg	500	0	1	1	0	1965	FS	\$254,413	\$254,413	100	\$508.83	5/26/2009	9
7	2819263	1-2-6-010-007-0130	1777 Ala Moana Blvd 838	838	WAIKIKI	Ilikai Apt Bldg	500	0	1	1	0	1965	FS	\$265,000	\$250,000	94	\$500.00	8/04/2009	166
8	2903909	1-2-6-010-007-0200	1777 Ala Moana Blvd 1042	1042	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$269,000	\$250,000	93	\$500.00	5/15/2009	28
9	2819194	1-2-6-010-007-0748	1777 Ala Moana Blvd 408	408	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$269,900	\$272,000	101	\$544.00	4/17/2009	127
10	2818808	1-2-6-010-007-0159	1777 Ala Moana Blvd 934	934	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$275,000	\$252,500	92	\$505.00	4/03/2009	90

11	2904415	1-2-6-010-007-0237	1777 Ala Moana Blvd 1202	1202	WAIKIKI	Ilikai Apt Bldg	500	0	1	1	0	1965	FS	\$279,900	\$289,950	104	\$579.90	5/22/2009	8	
12	2818612	1-2-6-010-007-0190	1777 Ala Moana Blvd 1032	1032	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$280,000	\$282,500	101	\$565.00	3/18/2009	91	
13	2901302	1-2-6-010-007-0263	1777 Ala Moana Blvd 1238	1238	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$280,000	\$250,000	89	\$500.00	3/31/2009	43	
14	2818884	1-2-6-010-007-0756	1777 Ala Moana Blvd 512	512	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$285,000	\$272,000	95	\$544.00	5/08/2009	92	
15	2906048	1-2-6-010-007-0213	1777 Ala Moana Blvd 1120	1120	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$285,000	\$276,000	97	\$552.00	7/24/2009	62	
16	2817697	1-2-6-010-007-0821	1777 Ala Moana Blvd 2112	2112	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$293,000	\$293,000	100	\$586.00	4/01/2009	143	
17	2901279	1-2-6-010-007-0348	1777 Ala Moana Blvd 1531	1531	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$300,000	\$250,000	83	\$500.00	5/22/2009	57	
18	2905853	1-2-6-010-007-0068	1777 Ala Moana Blvd 629	629	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$310,000	\$300,000	97	\$600.00	7/07/2009	44	
19	2819527	1-2-6-010-007-0484	1777 Ala Moana Blvd 2134	2134	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$315,000	\$295,000	94	\$590.00	2/12/2009	15	
20	2903949	1-2-6-010-007-0310	1777 Ala Moana Blvd 1424	1424	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$319,000	\$310,000	97	\$620.00	6/02/2009	35	
21	2903666	1-2-6-010-007-0362	1777 Ala Moana Blvd 1608	1608	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$324,900	\$324,900	100	\$649.80	4/24/2009	8	
22	2900647	1-2-6-010-007-0387	1777 Ala Moana Blvd 1706	1706	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$329,000	\$275,000	84	\$550.00	4/22/2009	51	
23	2904029	1-2-6-010-007-0354	1777 Ala Moana Blvd 1537	1537	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$349,000	\$344,500	99	\$689.00	7/09/2009	50	
24	2900315	1-2-6-010-007-0489	1777 Ala Moana Blvd 2139	2139	WAIKIKI	Ilikai Apt Bldg	500	0	1	1	0	1965	FS	\$369,900	\$310,000	84	\$620.00	3/04/2009	21	
25	2814928	1-2-6-010-007-0307	1777 Ala Moana Blvd 1416	1416	WAIKIKI	Ilikai Apt Bldg	500	120	1	1	0	1965	FS	\$370,000	\$335,000	91	\$670.00	4/17/2009	107	
26	2818737	1-2-6-010-007-0392	1777 Ala Moana Blvd 1725	1725	WAIKIKI	Ilikai Apt Bldg	1,000	240	2	2	0	1965	FS	\$475,000	\$450,000	95	\$450.00	6/16/2009	150	
							Average	519	126	1	1	0		\$292,535	\$274,490	94			65	
							Number of Properties: 26													
							(SoldPrice / LivSqFt) : (Average 274490 / Average 519) = \$ 528.88													

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Information is believed to be accurate but is not guaranteed.