



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'4/30/2007')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE '2987%'))

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	2708757	1-3-1-032-002-0008	2987 Kalakaua Ave 203	203	DIAMOND HE	2987 Kalakaua	648	89	1	1	0	1953	FS	\$500,000	\$771.60	365	
Average							648	89	1	1	0			\$500,000		365	
Number of Properties: 1 (ListPrice / IntSqFt) : (Average 500000 / Average 648) = \$ 771.60																	

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	2708005	1-3-1-032-002-0032	2987 Kalakaua Ave 603	603	DIAMOND HE	2987 Kalakaua	386	74	0	1	0	1953	FS	\$390,000	\$390,000	100	\$1,010.36	5/30/2007	4
2	2707076	1-3-1-032-002-0002	2987 Kalakaua Ave 102	102	DIAMOND HE	2987 Kalakaua	560	230	1	1	0	1953	FS	\$499,000	\$475,000	95	\$848.21	10/19/2007	192
3	2709162	1-3-1-032-002-0015	2987 Kalakaua Ave 304	304	DIAMOND HE	2987 Kalakaua	648	0	1	1	0	1953	FS	\$585,000	\$565,000	97	\$871.91	10/23/2007	129
4	2800749	1-3-1-032-002-0040	2987 Kalakaua Ave 705	705	DIAMOND HE	2987 Kalakaua	1,440	0	2	2	0	1953	FS	\$2,250,000	\$2,100,000	93	\$1,458.33	2/01/2008	12
Average							759	152	1	1	0			\$931,000	\$882,500	96			84
Number of Properties: 4 (SoldPrice / LivSqFt) : (Average 882500 / Average 759) = \$ 1162.71																			

Prepared by

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Information is believed to be accurate but is not guaranteed.