



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 '3003%')

Property Type: Condo/Townhouse Properties Status: Active

Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanal	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2803079	1-3-1-033-011-0023	3003 Kalakaua Ave 12A	12A	DIAMOND HE	3003 Kalakaua	1,984	320	3	2	0	1962	FS	\$3,950,000	\$1,990.93	70
2	2720322	1-3-1-033-011-0012	3003 Kalakaua Ave 6B	6B	DIAMOND HE	3003 Kalakaua	1,984	320	3	2	0	1962	FS	\$4,395,000	\$2,215.22	161
Average							1,984	320	3	2	0			\$4,172,500		116
Number of Properties: 2 (ListPrice / IntSqFt) : (Average 4172500 / Average 1984) = \$ 2103.07																

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	2708185	1-3-1-033-011-0010	3003 Kalakaua Ave 5B	5B	DIAMOND HE	3003 Kalakaua	1,984	301	3	2	0	1961	FS	\$3,175,000	\$2,800,000	88	\$1,411.29	10/12/2007	156
Average							1,984	301	3	2	0			\$3,175,000	\$2,800,000	88			156
Number of Properties: 1 (SoldPrice / LivSqFt) : (Average 2800000 / Average 1984) = \$ 1411.29																			

Prepared by

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Information is believed to be accurate but is not guaranteed.