



### Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2005'))) OR (LISTSTATUS IN ('ACT','CONT'))) AND ( ( DIVISION IN ( 1 ) ) ) AND (BUILDINGNAME LIKE '3056%' )

Property Type: Condo/Townhouse Properties      Status: Sold

Subject Property																			
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanal	BR	FB	HB	YB	LT	List Price	Sale Price	% LP	\$ SqFt	Sold Date	DOM
1	2510824	1-3-1-033-015-0005	3056 Kalakaua Ave 4E	4E	DIAMOND HE	3056 Kalakaua	1,399	0	2	2	0	1968	FS	\$1,035,000	\$940,000	91	\$671.91	9/02/2005	15
2	2415601	1-3-1-033-015-0013	3056 Kalakaua Ave 8E	8E	DIAMOND HE	3056 Kalakaua	1,399	0	2	2	0	0	FS	\$1,895,000	\$1,725,000	91	\$1,233.02	1/31/2005	34
3	2416386	1-3-1-033-015-0011	3056 Kalakaua Ave 8E	8E	DIAMOND HE	3056 Kalakaua	1,400	0	2	2	0	1968	FS	\$1,895,000	\$1,725,000	91	\$1,232.14	1/31/2005	40
<b>Average</b>							1,399	0	2	2	0			\$1,608,333	\$1,463,333	91			30
							Number of Properties: 3												
							( SoldPrice / LivSqFt ) : ( Average 1463333 / Average 1399 ) = \$ 1045.98												

Prepared by

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Information is believed to be accurate but is not guaranteed.