



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 'COLONY SU%'))

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	2804672	1-3-1-032-010-1560	2895 Kalakaua Ave 1903	1903	DIAMOND HE	Colony Surf Ltd	540	0	0	1	0	1959	FS	\$725,000	\$1,342.59	43
2	2719962	1-3-1-032-010-0133	2895 Kalakaua Ave 1607	1607	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	FS	\$1,050,000	\$1,166.67	170
3	2716289	1-3-1-032-010-0140	2895 Kalakaua Ave 1705	1705	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	FS	\$1,065,000	\$1,183.33	243
4	2719444	1-3-1-032-010-0002	2895 Kalakaua Ave 102	102	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	FS	\$1,095,000	\$1,216.67	181
5	2720502	1-3-1-032-010-0094	2895 Kalakaua Ave 1104	1104	DIAMOND HE	Colony Surf Ltd	1,040	0	1	1	0	1959	FS	\$1,175,000	\$1,129.81	156
6	2804673	1-3-1-032-010-0157	2895 Kalakaua Ave 1904	1904	DIAMOND HE	Colony Surf Ltd	1,040	0	1	1	0	1959	FS	\$1,175,000	\$1,129.81	43
7	2716634	1-3-1-032-010-0151	2895 Kalakaua Ave 1807	1807	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	FS	\$1,250,000	\$1,388.89	233
8	2804562	1-3-1-032-010-0058	2895 Kalakaua Ave 704	704	DIAMOND HE	Colony Surf Ltd	1,100	0	1	1	0	1959	FS	\$1,295,000	\$1,177.27	49
9	2800556	1-3-1-032-010-0156	2895 Kalakaua Ave 1903/1904	1903/1904	DIAMOND HE	Colony Surf Ltd	1,580	0	2	2	0	1959	FS	\$1,850,000	\$1,170.89	112
10	2805982	1-3-1-032-010-0112	2895 Kalakaua Ave 1403/1404/1405	1403/1404/1405	DIAMOND HE	Colony Surf Ltd	2,440	0	2	3	0	1959	FS	\$3,999,000	\$1,638.93	21
Average							1,134	0	1	1	0			\$1,467,900		125
Number of Properties: 10																
(ListPrice / IntSqFt) : (Average 1467900 / Average 1134) = \$ 1294.44																

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

Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanal	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2804983	1-3-1-032-010-0123	2895 Kalakaua Ave 1506	1506	DIAMOND HE	Colony Surf Ltd	500	0	0	1	0	1959	FS	\$575,000	\$1,150.00	10
Average							500	0	0	1	0			\$575,000		10
Number of Properties: 1																
(ListPrice / IntSqFt) : (Average 575000 / Average 500) = \$ 1150.00																

Property Type: Condo/Townhouse Properties Status: Sold

Subject Property		Property Type: Condo/Townhouse Properties Status: Sold																		
#	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	2701893	1-3-1-032-010-0016	2895 Kalakaua Ave	207	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	LH	\$475,000	\$435,000	92	\$483.33	7/24/2007	153	
2	2802475	1-3-1-032-010-0087	2895 Kalakaua Ave 1006	1006	DIAMOND HE	Colony Surf Ltd	500	0	0	1	0	1959	FS	\$599,000	\$599,000	100	\$1,198.00	3/14/2008	8	
3	2802859	1-3-1-032-010-0012	2895 Kalakaua Ave	203	DIAMOND HE	Colony Surf Ltd	540	0	0	1	0	1959	FS	\$735,000	\$640,000	87	\$1,185.19	3/31/2008	32	
4	2712391	1-3-1-032-010-0090	2895 Kalakaua Ave 1009	1009	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	FS	\$820,000	\$775,000	95	\$861.11	3/28/2008	226	
5	2709424	1-3-1-032-010-0077	2895 Kalakaua Ave	905	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	FS	\$890,000	\$850,000	96	\$944.44	9/01/2007	92	
6	2711905	1-3-1-032-010-0162	2895 E Kalakaua Ave 1909	1909	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	LH	\$905,000	\$840,000	93	\$933.33	10/23/2007	80	
7	2701387	1-3-1-032-010-0126	2895 Kalakaua Ave 1509	1509	DIAMOND HE	Colony Surf Ltd	900	0	1	1	0	1959	FS	\$999,000	\$999,000	100	\$1,110.00	12/26/2007	321	
8	2801284	1-3-1-032-010-0048	2895 Kalakaua Ave 603/604	603/604	DIAMOND HE	Colony Surf Ltd	1,600	0	2	2	0	1959	FS	\$2,500,000	\$2,250,000	90	\$1,406.25	1/17/2008	1	
9	2714455	1-3-1-032-010-0130	2895 Kalakaua Ave 1604/1605/1606	1604/1605/1606	DIAMOND HE	Colony Surf Ltd	2,480	0	2	2	0	1959	FS	\$3,450,000	\$3,333,333	97	\$1,344.09	11/23/2007	44	
Average							1,069	0	1	1	0			\$1,263,666	\$1,191,259	94			106	
							Number of Properties: 9													
							(SoldPrice / LivSqFt) : (Average 1191259 / Average 1069) = \$ 1114.37													

Prepared by

Keahi Pelayo
(808) 398-3220
RE/MAX 808 Realty
keahi@lava.net

Information is believed to be accurate but is not guaranteed.