



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 'CORAL STRAN%')

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	2803156	1-3-1-032-003-0004	2979 Kalakaua Ave 204	204	DIAMOND HE	Coral Strand Ltd	1,029	0	1	1	0	1961	FS	\$775,000	\$753.16	70
2	2716612	1-3-1-032-003-0037	2979 Kalakaua Ave 804	804	DIAMOND HE	Coral Strand Ltd	1,693	0	2	2	0	1961	FS	\$2,280,000	\$1,346.72	237
Average							1,361	0	2	2	0			\$1,527,500		154
Number of Properties: 2																
(ListPrice / IntSqFt) : (Average 1527500 / Average 1361) = \$ 1122.34																

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	2802678	1-3-1-032-003-0011	2979 Kalakaua Ave 303	303	DIAMOND HE	Coral Strand Ltd	1,010	0	1	1	0	1961	FS	\$728,000	\$720.79	60
Average							1,010	0	1	1	0			\$728,000		60
Number of Properties: 1																
(ListPrice / IntSqFt) : (Average 728000 / Average 1010) = \$ 720.79																

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	2714941	1-3-1-032-003-0043	2979 Kalakaua Ave 905	905	DIAMOND HE	Coral Strand Ltd	704	0	1	1	0	1961	FS	\$905,000	\$885,000	98	\$1,257.10	10/12/2007	30
Average							704	0	1	1	0			\$905,000	\$885,000	98			30
Number of Properties: 1																			
(SoldPrice / LivSqFt) : (Average 885000 / Average 704) = \$ 1257.10																			

Prepared by

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