



### 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 'DIAMOND HEAD AP%'))

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	2802229	1-3-1-032-004-0010	2969 Kalakaua Ave 205	205	DIAMOND HE	Diamond Head Apts Ltd	1,016	0	1	1	0	1957	FS	\$947,350	\$932.43	85
2	2805127	1-3-1-032-004-0008	2969 Kalakaua Ave 203	203	DIAMOND HE	Diamond Head Apts Ltd	1,334	166	2	2	0	1957	FS	\$2,290,000	\$1,716.64	36
3	2721325	1-3-1-032-004-0023	2969 Kalakaua Ave 501	501	DIAMOND HE	Diamond Head Apts Ltd	2,215	60	3	2	0	1957	FS	\$3,199,000	\$1,444.24	138
<b>Average</b>							<b>1,522</b>	<b>113</b>	<b>2</b>	<b>2</b>	<b>0</b>			<b>\$2,145,450</b>		<b>86</b>
Number of Properties: 3																
( ListPrice / IntSqFt ) : ( Average 2145450 / Average 1522 ) = \$ 1409.63																

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	2621344	1-3-1-032-004-0026	2969 Kalakaua Ave 505	505	DIAMOND HE	Diamond Head Apts Ltd	1,979	296	3	2	0	1957	FS	\$1,695,000	\$1,695,000	100	\$856.49	1/02/2008	338
2	2707366	1-3-1-032-004-0020	2969 Kalakaua Ave 404	404	DIAMOND HE	Diamond Head Apts Ltd	1,334	166	2	2	0	1957	FS	\$1,850,000	\$1,700,000	92	\$1,274.36	7/03/2007	2
3	2621419	1-3-1-032-004-0036	2969 Kalakaua Ave 801	801	DIAMOND HE	Diamond Head Apts Ltd	1,979	296	2	2	0	1957	FS	\$2,495,000	\$2,100,000	84	\$1,061.14	6/29/2007	155
4	2712214	1-3-1-032-004-0046	2969 Kalakaua Ave 1003	1003	DIAMOND HE	Diamond Head Apts Ltd	1,300	0	2	2	0	1957	FS	\$2,500,000	\$2,500,000	100	\$1,923.08	6/29/2007	1
5	2702605	1-3-1-032-004-0040	2969 Kalakaua Ave 901	901	DIAMOND HE	Diamond Head Apts Ltd	1,984	162	3	2	0	1957	FS	\$2,850,000	\$2,450,000	86	\$1,234.88	1/15/2008	264
6	2715515	1-3-1-032-004-0049	2969 Kalakaua Ave 1101	1101	DIAMOND HE	Diamond Head Apts Ltd	2,296	0	2	2	0	1957	FS	\$3,295,000	\$2,900,000	88	\$1,263.07	12/20/2007	108
7	2622462	1-3-1-032-004-0054	2969 Kalakaua Ave 1201	1201	DIAMOND HE	Diamond Head Apts Ltd	2,275	0	2	2	0	1957	FS	\$4,500,000	\$4,500,000	100	\$1,978.02	6/29/2007	1
<b>Average</b>							<b>1,878</b>	<b>230</b>	<b>2</b>	<b>2</b>	<b>0</b>			<b>\$2,740,714</b>	<b>\$2,549,285</b>	<b>93</b>			<b>124</b>
Number of Properties: 7																			
( SoldPrice / LivSqFt ) : ( Average 2549285 / Average 1878 ) = \$ 1357.45																			

Prepared by

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