



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 BCH%'))

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	2802595	1-3-1-032-029-0003	2947 Kalakaua Ave 102	102	DIAMOND HE	Diamond Head Bch Hotel	466	233	0	1	0	1969	LH	\$205,000	\$439.91	79
2	2803179	1-3-1-032-029-0012	2947 Kalakaua Ave 302	302	DIAMOND HE	Diamond Head Bch Hotel	373	0	0	0	0	1969	LH	\$206,000	\$552.28	69
3	2803180	1-3-1-032-029-0010	2947 Kalakaua Ave 205	205	DIAMOND HE	Diamond Head Bch Hotel	385	50	0	1	0	1969	LH	\$275,000	\$714.29	69
4	2806589	1-3-1-032-029-0017	2947 Kalakaua Ave 402	402	DIAMOND HE	Diamond Head Bch Hotel	563	0	1	1	0	1969	LH	\$278,000	\$493.78	12
5	2801874	1-3-1-032-029-0050	2947 Kalakaua Ave 1104	1104	DIAMOND HE	Diamond Head Bch Hotel	318	30	0	1	0	1969	LH	\$299,000	\$940.25	92
6	2800420	1-3-1-032-029-0048	2947 Kalakaua Ave 1102	1102	DIAMOND HE	Diamond Head Bch Hotel	318	30	0	1	0	1969	LH	\$309,000	\$971.70	114
7	2801370	1-3-1-032-029-0027	2947 Kalakaua Ave 603	603	DIAMOND HE	Diamond Head Bch Hotel	729	0	1	1	0	1969	LH	\$399,000	\$547.33	100
8	2806680	1-3-1-032-029-0053	2947 Kalakaua Ave 1202	1202	DIAMOND HE	Diamond Head Bch Hotel	407	60	1	1	0	1969	LH	\$399,000	\$980.34	16
9	2802648	1-3-1-032-029-0018	2947 Kalakaua Ave 403	403	DIAMOND HE	Diamond Head Bch Hotel	760	76	1	1	0	1969	LH	\$475,000	\$625.00	92
10	2803710	1-3-1-032-029-0009	2947 Kalakaua Ave 203	203	DIAMOND HE	Diamond Head Bch Hotel	793	0	2	1	0	1969	LH	\$679,000	\$856.24	60
11	2720740	1-3-1-032-029-0011	2947 Kalakaua Ave 301	301	DIAMOND HE	Diamond Head Bch Hotel	1,129	406	2	1	0	1969	LH	\$980,000	\$868.02	151
12	2803756	1-3-1-032-029-0047	2947 Kalakaua Ave 1101	1101	DIAMOND HE	Diamond Head Bch Hotel	868	309	2	1	0	1969	LH	\$1,100,000	\$1,267.28	60
Average							592	149	1	1	0			\$467,000		76
Number of Properties: 12																
(ListPrice / IntSqFt) : (Average 467000 / Average 592) = \$ 788.85																

Property Type: Condo/Townhouse Properties															Status: Pending	
Subject Property																
#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
1	2803176	1-3-1-032-029-0058	2947 Kalakaua Ave PH03	PH03	DIAMOND HE	Diamond Head Bch Hotel	263	0	0	1	0	1969	LH	\$245,777	\$934.51	48
2	2804194	1-3-1-032-029-0052	2947 Kalakaua Ave 1201	1201	DIAMOND HE	Diamond Head Bch Hotel	696	272	1	1	0	1969	LH	\$699,000	\$1,004.31	10
Average							480	272	1	1	0			\$472,388		29
Number of Properties: 2																
(ListPrice / IntSqFt) : (Average 472388 / Average 480) = \$ 984.14																

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	2702902	1-3-1-032-029-0005	2947 Kalakaua Ave 104	104	DIAMOND HE	Diamond Head Bch Hotel	466	0	0	1	0	1969	LH	\$275,000	\$260,000	95	\$557.94	6/28/2007	97
Average							466	0	0	1	0			\$275,000	\$260,000	95			97
							Number of Properties: 1												
							(SoldPrice / LivSqFt) : (Average 260000 / Average 466) = \$ 557.94												

Prepared by

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Information is believed to be accurate but is not guaranteed.