



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 AMB%')

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	2803064	1-3-1-032-027-0003	2957 Kalakaua Ave 109	109	DIAMOND HE	Diamond Head Ambassador B	290	0	0	1	0	1958	FS	\$305,000	\$1,051.72	71
2	2709540	1-3-1-032-027-0022	2957 Kalakaua Ave B410	B410	DIAMOND HE	Diamond Head Ambassador B	495	90	1	1	0	1959	FS	\$445,000	\$898.99	355
3	2717430	1-3-1-032-028-0014	2957 Kalakaua Ave 302	302	DIAMOND HE	Diamond Head Ambassador A	640	90	2	1	0	1959	FS	\$649,000	\$1,014.06	218
4	2803397	1-3-1-032-028-0009	2957 Kalakaua Ave 203	203	DIAMOND HE	Diamond Head Ambassador A	643	110	2	1	0	1959	FS	\$695,000	\$1,080.87	65
5	2715833	1-3-1-032-028-0011	2957 Kalakaua Ave 205	205	DIAMOND HE	Diamond Head Ambassador A	452	70	1	1	0	1959	FS	\$750,000	\$1,659.29	247
Average							504	90	2	1	0			\$568,800		191
Number of Properties: 5 (ListPrice / IntSqFt) : (Average 568800 / Average 504) = \$ 1128.57																

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	2714808	1-3-1-032-027-0027	2957 Kalakaua Ave 508	508	DIAMOND HE	Diamond Head Ambassador B	445	145	1	1	0	1959	FS	\$550,000	\$505,000	92	\$1,134.83	12/24/2007	100
2	2715827	1-3-1-032-028-0026	2957 Kalakaua Ave 502	502	DIAMOND HE	Diamond Head Ambassador A	640	90	2	1	0	1959	FS	\$560,000	\$540,000	96	\$843.75	12/12/2007	81
3	2622059	1-3-1-032-028-0009	2957 Kalakaua Ave 203	203	DIAMOND HE	Diamond Head Ambassador A	645	110	2	1	0	1959	FS	\$735,000	\$675,000	92	\$1,046.51	6/29/2007	173
Average							577	115	2	1	0			\$615,000	\$573,333	93			118
Number of Properties: 3 (SoldPrice / LivSqFt) : (Average 573333 / Average 577) = \$ 993.64																			

Prepared by

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Information is believed to be accurate but is not guaranteed.