



## 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 'OCEANSIDE MA%')

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	2719793	1-3-1-033-010-0010	3015 Kalakaua Ave 602	602	DIAMOND HE	Oceanside Manor	1,082	0	2	1	1	1963	FS	\$1,499,000	\$1,385.40	173
2	2802056	1-3-1-033-010-0007	3015 Kalakaua Ave 501	501	DIAMOND HE	Oceanside Manor	1,082	0	2	1	1	1963	FS	\$1,545,000	\$1,427.91	89
<b>Average</b>							<b>1,082</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>			<b>\$1,522,000</b>		<b>131</b>
Number of Properties: 2 ( ListPrice / IntSqFt ) : ( Average 1522000 / Average 1082 ) = \$ 1406.65																

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	2701851	1-3-1-033-010-0007	3015 Kalakaua Ave 501	501	DIAMOND HE	Oceanside Manor	1,082	0	2	1	1	1963	FS	\$1,549,000	\$1,450,000	94	\$1,340.11	7/16/2007	95
<b>Average</b>							<b>1,082</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>1</b>			<b>\$1,549,000</b>	<b>\$1,450,000</b>	<b>94</b>			<b>95</b>
Number of Properties: 1 ( SoldPrice / LivSqFt ) : ( Average 1450000 / Average 1082 ) = \$ 1340.11																			

Prepared by

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Information is believed to be accurate but is not guaranteed.