



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 'SANS SOUCI%')

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	2713532	1-3-1-032-007-0066	2877 Kalakaua Ave 1003	1003	DIAMOND HE	Sans Souci Inc	359	116	0	1	0	1960	LH	\$399,000	\$1,111.42	287
2	2721369	1-3-1-032-007-0038	2877 Kalakaua Ave 603	603	DIAMOND HE	Sans Souci Inc	359	117	0	1	0	1960	LH	\$498,000	\$1,387.19	139
3	2806105	1-3-1-032-007-0018	2877 Kalakaua Ave 304	304	DIAMOND HE	Sans Souci Inc	707	243	1	1	0	1960	LH	\$888,888	\$1,257.27	21
4	2805382	1-3-1-032-007-0007	2877 Kalakaua Ave 107	107	DIAMOND HE	Sans Souci Inc	1,113	360	2	2	0	1960	LH	\$950,000	\$853.55	31
5	2711471	1-3-1-032-007-0053	2877 Kalakaua Ave 804	804	DIAMOND HE	Sans Souci Inc	800	150	1	1	0	1960	LH	\$1,350,000	\$1,687.50	321
Average							788	237	2	1	0			\$1,004,412		122
Number of Properties: 7							(ListPrice / IntSqFt) : (Average 1004412 / Average 788) = \$ 1274.63									

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	2622532	1-3-1-032-007-0055	2877 Kalakaua Ave 806	806	DIAMOND HE	Sans Souci Inc	359	117	0	1	0	1960	LH	\$385,000	\$365,000	95	\$1,016.71	1/25/2008	325
2	2715277	1-3-1-032-007-0005	2877 Kalakaua Ave 105	105	DIAMOND HE	Sans Souci Inc	718	232	1	1	0	1960	LH	\$850,000	\$750,000	88	\$1,044.57	11/06/2007	50
3	2704967	1-3-1-032-007-0064	2877 Kalakaua Ave 1001/1002	1001/1002	DIAMOND HE	Sans Souci Inc	1,066	359	2	2	0	1960	LH	\$950,000	\$825,000	87	\$773.92	9/18/2007	154
4	2807098	1-3-1-032-007-0088	2877 Kalakaua Ave GF1	GF1	DIAMOND HE	Sans Souci Inc	817	0	1	1	0	1960	LH	\$970,000	\$970,000	100	\$1,187.27	4/23/2008	2
Average							740	236	1	1	0			\$788,750	\$727,500	92			133
Number of Properties: 4							(SoldPrice / LivSqFt) : (Average 727500 / Average 740) = \$ 983.11												

Prepared by

**Keahi Pelayo
(808) 398-3220
RE/MAX 808 Realty**