



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'12/17/2007')))) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND BUILDINGNAME IN ('CLIFFSIDE VILLAGE AT WAIPIO')

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	2809910	1-9-4-115-031-0092	94105 Luluka Pl J/202	J/202	WAIPIO GEN	Cliffside Village At Waipio	750	75	2	1	1	1989	FS	\$279,000	\$372.00	5	
2	2805511	1-9-4-115-031-0068	94103 Hakai Lp G/206	G/206	WAIPIO GEN	Cliffside Village At Waipio	750	75	2	1	1	1989	FS	\$288,000	\$384.00	77	
3	2802340	1-9-4-115-031-0162	94-104 Manawa Pl Q/202	Q/202	WAIPIO GEN	Cliffside Village At Waipio	750	75	2	1	1	1989	FS	\$325,000	\$433.33	133	
Average							750	75	2	1	1			\$297,333		72	
							Number of Properties: 3										
(ListPrice / IntSqFt) : (Average 297333 / Average 750) = \$ 396.44																	

Property Type: Condo/Townhouse Properties														Status: Active Continue to Show			
Subject Property	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM	
1	2721195	1-9-4-115-031-0113	94-100 Lulukaka Pl L/201	L/201	WAIPIO GEN	Cliffside Village At Waipio	742	50	2	2	0	1989	FS	\$285,000	\$384.10	168	
Average							742	50	2	2	0			\$285,000		168	
							Number of Properties: 1										
(ListPrice / IntSqFt) : (Average 285000 / Average 742) = \$ 384.10																	

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	2801869	1-9-4-115-031-0170	94101 Huki Pl R/202	R/202	WAIPIO GEN	Cliffside Village At Waipio	742	0	2	2	0	1989	FS	\$279,900	\$275,000	98	\$370.62	4/17/2008	11
2	2718902	1-9-4-115-031-0073	94102 Wali Pl H/201	H/201	WAIPIO GEN	Cliffside Village At Waipio	750	75	2	1	1	1989	FS	\$280,000	\$280,000	100	\$373.33	1/16/2008	53
3	2801327	1-9-4-115-031-0050	94109 Wali Pl F/102	F/102	WAIPIO GEN	Cliffside Village At Waipio	827	0	2	1	1	1989	FS	\$299,000	\$290,000	97	\$350.67	5/16/2008	109
4	2803519	1-9-4-115-031-0041	94108 Mui Pl E/105	E/105	WAIPIO GEN	Cliffside Village At Waipio	750	75	2	1	1	1989	FS	\$299,999	\$297,000	99	\$396.00	4/18/2008	16
Average							767	75	2	1	1			\$289,724	\$285,500	99		47	
							Number of Properties: 4												
(SoldPrice / LivSqFt) : (Average 285500 / Average 767) = \$ 372.23																			