



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSED') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'12/17/2007')))) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1)) AND (BUILDINGNAME LIKE 'MAKAKILO GARDENS%')

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	2804249	1-9-2-019-012-0013	92731 Makakilo Dr 13	13	MAKAKILO-U	Makakilo Gardens 2	1,113	200	3	1	1	1973	FS	\$249,900	\$224.53	99
2	2809290	1-9-2-019-011-0058	92-701 Makakilo Dr L/59	L/59	MAKAKILO-U	Makakilo Gardens 1	1,113	0	3	1	1	1973	FS	\$255,000	\$229.11	15
3	2801863	1-9-2-019-012-0037	92747 Makakilo Dr 37	37	MAKAKILO-U	Makakilo Gardens 2	1,316	0	4	2	0	1973	FS	\$339,995	\$258.35	141
4	2803641	1-9-2-019-012-0074	92771 Makakilo Dr 75	75	MAKAKILO-U	Makakilo Gardens 2	1,316	300	4	2	0	1973	FS	\$359,000	\$272.80	110
Average							1,215	250	4	2	1			\$300,973		91
Number of Properties: 4														(ListPrice / IntSqFt) : (Average 300973 / Average 1215) = \$ 247.71		

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	2802562	1-9-2-019-013-0048	92801 Makakilo Dr 49	49	MAKAKILO-U	Makakilo Gardens 3	1,125	100	3	1	1	1974	FS	\$287,000	\$287,000	100	\$255.11	4/30/2008	35
2	2800763	1-9-2-019-013-0015	92-783 Makakilo Dr 16	16	MAKAKILO-U	Makakilo Gardens 3	1,113	0	3	1	1	1974	FS	\$289,000	\$285,000	99	\$256.06	3/19/2008	10
3	2800603	1-9-2-019-011-0059	92-701 Makakilo Dr L/60	L/60	MAKAKILO-U	Makakilo Gardens 1	1,113	180	3	1	1	1973	FS	\$299,900	\$280,000	93	\$251.57	3/07/2008	56
4	2801365	1-9-2-019-012-0007	92-731 Makakilo Dr 7	7	MAKAKILO-U	Makakilo Gardens 2	1,113	300	3	1	1	1973	FS	\$305,500	\$295,000	97	\$265.05	3/06/2008	14
5	2803547	1-9-2-019-012-0052	92755 Makakilo Dr 52	52	MAKAKILO-U	Makakilo Gardens 2	1,125	300	3	1	1	1973	FS	\$308,000	\$300,000	97	\$266.67	4/23/2008	47
Average							1,118	220	3	1	1			\$297,880	\$289,400	97		32	
Number of Properties: 5														(SoldPrice / LivSqFt) : (Average 289400 / Average 1118) = \$ 258.86					

Prepared by

Keahi Pelayo
(808) 398-3220
RE/MAX 808 Realty
keahi@lava.net

Information is believed to be accurate but is not guaranteed.