



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'3/1/2008')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'PALM COURT%'))

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	2719955	1-9-1-061-019-0013	91534 Puamaeole St 48/R	48/R	EWA	Palm Court 3c	874	235	2	2	0	1991	FS	\$246,000	\$246,000	100	\$281.46	4/22/2008	120																
2	2801419	1-9-1-051-099-0069	91859 Puamaeole St 11/R	11/R	EWA GEN SO	Palm Court 1b	874	0	2	2	0	1992	FS	\$257,900	\$262,000	102	\$299.77	3/11/2008	10																
3	2804411	1-9-1-061-017-0017	91609 Puamaeole St 34/A	34/A	EWA	Palm Court 3A	874	0	2	2	0	1991	FS	\$258,000	\$264,000	102	\$302.06	4/25/2008	8																
4	2801248	1-9-1-061-018-0007	91649 Puamaeole St 31/T	31/T	EWA	Palm Court 3b	874	205	2	2	0	1991	FS	\$260,000	\$255,000	98	\$291.76	3/07/2008	7																
5	2716384	1-9-1-051-099-0206	91681 Puamaeole St 28/S	28/S	EWA GEN SO	Palm Court 1b	810	0	2	2	0	1990	FS	\$265,000	\$245,000	92	\$302.47	3/12/2008	101																
6	2720478	1-9-1-051-099-0166	911039 Puaniu St 23/S	23/S	EWA GEN SO	Palm Court 1b	810	0	2	2	0	1990	FS	\$279,000	\$254,000	91	\$313.58	3/12/2008	69																
7	2804234	1-9-1-061-018-0024	91637 Puamaeole St 40/U	40/U	EWA	Palm Court 3b	810	210	2	2	0	1991	FS	\$285,000	\$277,000	97	\$341.98	5/27/2008	7																
8	2804312	1-9-1-051-099-0083	91815 Puamaeole St 13/C	13/C	EWA GEN SO	Palm Court 1b	874	235	2	2	0	1990	FS	\$285,000	\$285,000	100	\$326.09	5/09/2008	6																
9	2802735	1-9-1-051-099-0129	91721 Puamaeole St 19/A	19/A	EWA GEN SO	Palm Court 1b	874	0	2	2	0	1990	FS	\$287,000	\$275,000	96	\$314.65	3/14/2008	10																
10	2803542	1-9-1-051-099-0089	91819 Puamaeole St 14/A	14/A	EWA GEN SO	Palm Court 1b	874	345	2	2	0	1990	FS	\$299,000	\$285,000	95	\$326.09	5/15/2008	15																
Average																																			
Number of Properties: 10																																			
(SoldPrice / LivSqFt) : (Average 264800 / Average 855) = \$ 309.71																																			

Prepared by

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Information is believed to be accurate but is not guaranteed.