



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2007')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'WINDWARD PASSAGE%') AND (BEDS>=2))

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	2807545	1-4-2-001-046-0052	322 Aoloa St:605	605	KAILUA TOW	Windward Passage	964	92	2	2	0	1979	FS	\$499,000	\$517.63	60
2	2802999	1-4-2-001-046-0076	322 Aoloa St:805	805	KAILUA TOW	Windward Passage	964	0	2	2	0	1979	FS	\$550,000	\$570.54	139
3	2809068	1-4-2-001-046-0047	322 Aoloa St:512	512	KAILUA TOW	Windward Passage	1,244	98	3	2	0	1979	FS	\$589,900	\$474.20	32
Average							1,057	95	2	2	0			\$546,300		77
Number of Properties: 3																
(ListPrice / IntSqFt) : (Average 546300 / Average 1057) = \$ 516.84																

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	2705477	1-4-2-001-046-0030	322 Aoloa St 407	407	KAILUA TOW	Windward Passage	964	92	2	2	0	1979	FS	\$575,000	\$560,000	97	\$580.91	5/18/2007	14
2	2708806	1-4-2-001-046-0092	322 Aoloa St 909	909	KAILUA TOW	Windward Passage	956	92	2	2	0	1979	FS	\$577,000	\$555,000	96	\$580.54	7/24/2007	55
3	2619920	1-4-2-001-046-0122	322 Aoloa St 1203	1203	KAILUA TOW	Windward Passage	956	92	2	2	0	1979	FS	\$599,000	\$575,000	96	\$601.46	1/26/2007	33
Average							959	92	2	2	0			\$583,666	\$563,333	97		\$4	
Number of Properties: 3																			
(SoldPrice / LivSqFt) : (Average 563333 / Average 959) = \$ 587.42																			

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Information is believed to be accurate but is not guaranteed.