hicentral MLS

Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'1/1/2004')))) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'NUUANU PARKS%') AND (BEDS>=3)

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	2404524	1-2-2-010-024-0009	2047 Nuuanu Ave 802	802	NUUANU-LOW	Nuuanu Parkside	1,170	227	3	2	0	1991	FS	$599,000	$505,000	84	$431.62	7/08/2004	34
2	2407182	1-2-2-010-024-0069	2047 Nuuanu Ave 2302	2302	NUUANU-LOW	Nuuanu Parkside	1,170	227	3	2	0	1991	FS	$599,000	$575,000	96	$491.45	8/10/2004	51
3	2503722	1-2-2-010-024-0065	2047 Nuuanu Ave 2202	2202	NUUANU-LOW	Nuuanu Parkside	1,170	227	3	2	0	1991	FS	$649,000	$625,000	96	$534.19	6/08/2005	24
4	2613792	1-2-2-010-024-0053	2047 Nuuanu Ave 1902	1902	NUUANU-LOW	Nuuanu Parkside	1,170	227	3	2	0	1992	FS	$675,000	$650,000	96	$555.56	10/20/2006	63
			Average				**1,170**	**227**	**3**	**2**	**0**			**$630,500**	**$588,750**	**93**			**43**

Number of Properties: 4

(SoldPrice / LivSqFt) : (Average 588750 / Average 1170) = $ 503.21

Prepared by

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

Information is believed to be accurate but is not guaranteed.