



## Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSED') AND (STATUSCHANGEDATE=>CONVERT(DATETIME,'1/1/2006')))) AND (( DIVISION IN ( ' ' ) ) AND BUILDINGNAME IN ( 'NUUANU PARKSIDE ' )

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	2618416	1-2-2-010-024-0058	2047 Nuuanu Ave 2003	2003	NUUANU-LOW	Nuuanu Parkside	1,037	192	2	2	0	1991	FS	\$588,000	\$585,000	99	\$564.13	1/19/2007	55	
2	2522022	1-2-2-010-024-0039	2047 Nuuanu Ave 1504	1504	NUUANU-LOW	Nuuanu Parkside	1,014	346	2	2	0	1991	FS	\$620,000	\$610,000	98	\$601.58	2/17/2006	32	
3	2605645	1-2-2-010-024-0047	2047 Nuuanu Ave 1704	1704	NUUANU-LOW	Nuuanu Parkside	1,014	346	2	2	0	1992	FS	\$637,000	\$626,000	98	\$617.36	5/11/2006	8	
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	
5	2717080	1-2-2-010-024-0075	2047 Nuuanu St 2501	2501	NUUANU-LOW	Nuuanu Parkside	1,309	238	2	2	0	1991	FS	\$795,000	\$795,000	100	\$607.33	1/17/2008	87	
<b>Average</b>							<b>1,109</b>	<b>270</b>	<b>2</b>	<b>2</b>	<b>0</b>			<b>\$663,000</b>	<b>\$653,200</b>	<b>98</b>			<b>49</b>	
							<b>Number of Properties: 5</b> <b>( SoldPrice / LivSqFt ) : ( Average 653200 / Average 1109 ) = \$ 589.00</b>													

Prepared by

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Information is believed to be accurate but is not guaranteed.