



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('CLOSED') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'5/10/2008')))) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'KING MANO%')

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	2810831	1-2-1-042-001-0109	818 S King St 2005	2005	KAPIO/KINA	King Manor	408	25	0	1	0	1969	FS	\$199,000	\$197,000	99	\$482.84	11/08/2008	111					
2	2802614	1-2-1-042-001-0032	818 S King St 904	904	KAPIO/KINA	King Manor	468	40	0	1	0	1969	FS	\$232,000	\$235,000	101	\$502.14	5/22/2008	57					
3	2808545	1-2-1-042-001-0076	818 S King St 1506	1506	KAPIO/KINA	King Manor	492	40	0	1	0	1969	FS	\$258,000	\$250,000	97	\$508.13	7/18/2008	28					
4	2813924	1-2-1-042-001-0038	818 S King St 1003	1003	KAPIO/KINA	King Manor	611	40	1	1	0	1969	FS	\$289,000	\$275,000	95	\$450.08	10/16/2008	22					
5	2813667	1-2-1-042-001-0086	818 S King St 1702	1702	KAPIO/KINA	King Manor	598	0	1	1	0	1969	FS	\$299,990	\$296,000	99	\$494.98	10/15/2008	26					
6	2719879	1-2-1-042-001-0092	818 S King St 1801	1801	KAPIO/KINA	King Manor	813	40	2	1	1	1969	FS	\$335,000	\$310,000	93	\$381.30	7/28/2008	202					
7	2813406	1-2-1-042-001-0008	818 S King St 601	601	KAPIO/KINA	King Manor	813	40	2	1	1	1969	FS	\$375,000	\$365,000	97	\$448.95	10/24/2008	48					
Average														600	38	2	1	1	\$283,998	\$275,428	97			
															Number of Properties: 7									
															(SoldPrice / LivSqFt) : (Average 275428 / Average 600) = \$ 459.05									

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Information is believed to be accurate but is not guaranteed.