



Comparative Market Analysis

Your initial search criteria were: ((LISTSTATUS IN ('PEND','CLOSD') AND (STATUSCHANGEDATE>=CONVERT(DATETIME,'2/4/2009')) OR (LISTSTATUS IN ('ACT','CONT')) AND ((DIVISION IN (1))) AND (BUILDINGNAME LIKE 'DIAMOND HEAD AMB%'))

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	2909742	1-3-1-032-026-0002	2957 Kalakaua Ave 116	116	DIAMOND HE	Diamond Head Ambassador C	370	60	0	1	0	1959	FS	\$328,000	\$886.49	17
	2	2906943	1-3-1-032-027-0017	2957 Kalakaua Ave 312	312	DIAMOND HE	Diamond Head Ambassador B	445	145	1	1	0	1959	FS	\$525,000	\$1,179.78	77
	3	2815721	1-3-1-032-028-0014	2957 Kalakaua Ave 302	302	DIAMOND HE	Diamond Head Ambassador A	640	90	2	1	0	1959	FS	\$538,000	\$840.63	310
	4	2909743	1-3-1-032-027-0025	2957 Kalakaua Ave 414	414	DIAMOND HE	Diamond Head Ambassador B	445	145	1	1	0	1959	FS	\$549,000	\$1,233.71	17
	5	2902242	1-3-1-032-028-0026	2957 Kalakaua Ave 502	502	DIAMOND HE	Diamond Head Ambassador A	640	90	2	1	0	1959	FS	\$595,000	\$929.69	174
	6	2819361	1-3-1-032-028-0002	2957 Kalakaua Ave 102	102	DIAMOND HE	Diamond Head Ambassador A	640	90	2	1	0	1959	FS	\$649,000	\$1,014.06	232
	7	2901640	1-3-1-032-028-0020	2957 Kalakaua Ave 402	402	DIAMOND HE	Diamond Head Ambassador A	640	90	2	1	0	1959	FS	\$679,000	\$1,060.94	186
Average								546	101	2	1	0		\$551,857		145	
Number of Properties: 7								(ListPrice / IntSqFt) : (Average 551857 / Average 546) = \$ 1010.73									

Property Type: Condo/Townhouse Properties Status: Active Continue to Show																	
Subject Property	#	MLS#	Tax Map Key	Address	Unit #	Nbrhd	Bldg Name	Int SqFt	Lanai	BR	FB	HB	YB	LT	List Price	\$ SqFt	DOM
	1	2902734	1-3-1-032-028-0010	2957 Kalakaua Ave 204	204	DIAMOND HE	Diamond Head Ambassador A	443	70	1	1	0	1955	FS	\$449,000	\$1,013.54	145
Average								443	70	1	1	0		\$449,000		145	
Number of Properties: 1								(ListPrice / IntSqFt) : (Average 449000 / Average 443) = \$ 1013.54									

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	2900557	1-3-1-032-027-0014	2957 Kalakaua Ave 309	309	DIAMOND HE	Diamond Head Ambassador B	310	78	0	1	0	1959	FS	\$275,000	\$230,000	84	\$741.94	7/17/2009	145
Average							310	78	0	1	0			\$275,000	\$230,000	84			145
Number of Properties: 1 (SoldPrice / LivSqFt) : (Average 230000 / Average 310) = \$ 741.94																			

Prepared by

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Information is believed to be accurate but is not guaranteed.